

<b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	<b>Docket Number: 75612</b>
Petitioner: <b>PLATTE 56 LLC</b>  v. Respondent: <b>ARAPAHOE COUNTY BOARD OF EQUALIZATION</b>	
<b>ORDER ON STIPULATION</b>	

**THE PARTIES TO THIS ACTION** entered into a Stipulation, which has been accepted by the Board of Assessment Appeals. A copy of the Stipulation is attached and incorporated as a part of this decision.

**FINDINGS OF FACT AND CONCLUSIONS:**

1. Subject property is described as follows:  

**County Schedule No.: 2077-08-4-18-003+9**  
**Category: Valuation/Protest Appeal      Property Type: Vacant Land**
2. Petitioner is protesting the 2019 actual value of the subject property.
3. The parties agreed that the 2019 actual value of the subject property should be reduced to:

**Total Value: \$1,400,000**  
(Reference Attached Stipulation)

4. The Board concurs with the Stipulation.

**ORDER:**

Respondent is ordered to reduce the 2019 actual value of the subject property, as set forth above.

The Arapahoe County Assessor is directed to change his/her records accordingly.

**DATED** this 23rd day of January 2020.

**BOARD OF ASSESSMENT APPEALS**

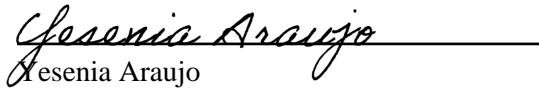


\_\_\_\_\_  
Diane M. DeVries

I hereby certify that this is a true and correct copy of the decision of the Board of Assessment Appeals.



\_\_\_\_\_  
Debra A. Baumbach



\_\_\_\_\_  
Gesenia Araujo



**BOARD OF ASSESSMENT APPEALS  
STATE OF COLORADO  
DOCKET NUMBER 75612  
STIPULATION as To Tax Years 2019/2020 Actual Value**

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STATE OF COLORADO  
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**PLATTE 56 LLC,**

Petitioner,

vs.

**ARAPAHOE COUNTY BOARD OF EQUALIZATION,**

Respondent.

THE PARTIES TO THIS ACTION entered into a Stipulation regarding tax year 2019/2020 valuation of the property listed in this Petition and jointly moves the Board of Assessment Appeals to enter its Order based on this stipulation. Conference calls with the petitioner and respondent have resulted in the following agreement:

Subject property is classified as **VACANT LAND** and is located at: **5005 South Prince Place, 5007 South Prince Place, 5009 South Prince Place, 5011 South Prince Place, 5013 South Prince Place, 5015 South Prince Place, 5017 South Prince Place, 5019 South Prince Place, 5021 South Prince Place and 5023 South Prince Place**, County Schedule Numbers: **2077-08-4-18-012, 2077-08-4-18-011, 2077-08-4-18-010, 2077-08-4-18-009, 2077-08-4-18-008, 2077-08-4-18-007, 2077-08-4-18-006, 2077-08-4-18-005, 2077-08-4-18-004 and 2077-08-4-18-003.**

A brief narrative as to why the reduction was made: Comparable market sales indicate that adjustment to this value is correct.

The parties have agreed that the 2019/2020 actual value of the subject property should be reduced as follows:

<b>ORIGINAL VALUE</b>		<b>NEW VALUE</b>	
<b>2077-08-4-18-012</b>		<b>2019/2020</b>	
Land	\$155,000	Land	\$140,000
Improvements	\$0	Improvements	\$0
Personal	\$0	Personal	\$0
<b>Total</b>	<b>\$155,000</b>	<b>Total</b>	<b>\$140,000</b>

<b>ORIGINAL VALUE</b>		<b>NEW VALUE</b>	
<b>2077-08-4-18-011</b>		<b>2019/2020</b>	
Land	\$155,000	Land	\$140,000
Improvements	\$0	Improvements	\$0
Personal	\$0	Personal	\$0
<b>Total</b>	<b>\$155,000</b>	<b>Total</b>	<b>\$140,000</b>

<b>ORIGINAL VALUE</b>		<b>NEW VALUE</b>	
<b>2077-08-4-18-010</b>		<b>2019/2020</b>	
Land	\$155,000	Land	\$140,000
Improvements	\$0	Improvements	\$0
Personal	\$0	Personal	\$0
<b>Total</b>	<b>\$155,000</b>	<b>Total</b>	<b>\$140,000</b>

**ORIGINAL VALUE****2077-08-4-18-009**

Land \$155,000  
 Improvements \$0  
 Personal \$0  
 Total \$155,000

**NEW VALUE****2019/2020**

Land \$140,000  
 Improvements \$0  
 Personal \$0  
 Total \$140,000

STATE OF COLORADO  
 BOARD OF ASSESSMENT APPEALS  
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**ORIGINAL VALUE****2077-08-4-18-008**

Land \$155,000  
 Improvements \$0  
 Personal \$0  
 Total \$155,000

**NEW VALUE****2019/2020**

Land \$140,000  
 Improvements \$0  
 Personal \$0  
 Total \$140,000

**ORIGINAL VALUE****2077-08-4-18-007**

Land \$155,000  
 Improvements \$0  
 Personal \$0  
 Total \$155,000

**NEW VALUE****2019/2020**

Land \$140,000  
 Improvements \$0  
 Personal \$0  
 Total \$140,000

**ORIGINAL VALUE****2077-08-4-18-006**

Land \$155,000  
 Improvements \$0  
 Personal \$0  
 Total \$155,000

**NEW VALUE****2019/2020**

Land \$140,000  
 Improvements \$0  
 Personal \$0  
 Total \$140,000

**ORIGINAL VALUE****2077-08-4-18-005**

Land \$155,000  
 Improvements \$0  
 Personal \$0  
 Total \$155,000

**NEW VALUE****2019/2020**

Land \$140,000  
 Improvements \$0  
 Personal \$0  
 Total \$140,000

**ORIGINAL VALUE****2077-08-4-18-004**

Land \$155,000  
 Improvements \$0  
 Personal \$0  
 Total \$155,000

**NEW VALUE****2019/2020**

Land \$140,000  
 Improvements \$0  
 Personal \$0  
 Total \$140,000

**ORIGINAL VALUE****2077-08-4-18-003**

Land \$155,000  
 Improvements \$0  
 Personal \$0  
 Total \$155,000

**NEW VALUE****2019/2020**


Land \$140,000  
 Improvements \$0  
 Personal \$0  
 Total \$140,000

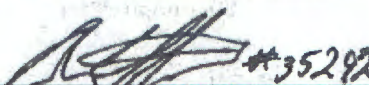
**TOTAL****\$1,550,000****\$1,400,000**

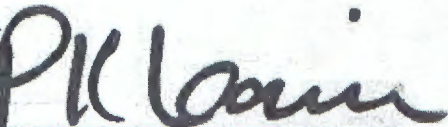
The valuation, as established above, shall be binding only with respect to the tax years 2019/2020. This valuation, as established above, is for purposes of settlement only and does not reflect an appraised value.

Both parties agree that the hearing before the Board of Assessment Appeals be vacated or is unnecessary if one has not yet been scheduled. Petitioner agrees to waive the right to any further appeal for the assessment year covered by this Stipulation.

DATED the 7TH day of NOVEMBER 2019.

  
Mike Walter  
1<sup>st</sup> Net Real Estate Services, Inc.  
3333 S. Wadsworth Blvd. #105  
Lakewood, CO 80227  
(720) 962-5750

 #35292  
Ronald A. Carl, #21673  
Arapahoe Cnty. Bd. Equalization  
5334 S. Prince St.  
Littleton, CO 80120-1136  
(303) 795-4639

  
PK Kaiser  
Arapahoe County Assessor  
5334 S. Prince St.  
Littleton, CO 80120-1136  
(303) 795-4600

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**ARAPAHOE COUNTY**  
NOV 12 2019  
**ATTORNEY'S OFFICE**