

<b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	<b>Docket Number: 76092</b>
Petitioner: <b>2821 S PARKER PROPERTY 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.: 031290317+1**  
**Category: Valuation/Protest Appeal      Property Type: Commercial**
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: \$19,500,000**  
(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 29th day of January 2020.

**BOARD OF ASSESSMENT APPEALS**

*Diane M. DeVries*

\_\_\_\_\_  
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*

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

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



**BOARD OF ASSESSMENT APPEALS  
STATE OF COLORADO  
DOCKET NUMBER 76092  
STIPULATION as To Tax Years 2019/2020 Actual Value**

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STATE OF COLORADO  
BO OF ASSESSMENT APPEALS

**2821 S PARKER ROAD, 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 **COMMERCIAL** and is located at: **2821 South Parker Road and 2851 South Parker Road**, County Schedule Numbers: **1973-35-2-16-001 and 1973-35-2-16-002**.

A brief narrative as to why the reduction was made: Income and sales comparison approaches 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>1973-35-2-16-001</b>		<b>2019/2020</b>	
Land	\$862,270	Land	\$862,270
Improvements	\$9,203,730	Improvements	\$8,406,730
Personal	\$0	Personal	\$0
Total	\$10,066,000	Total	\$9,269,000
 <b>ORIGINAL VALUE</b>		 <b>NEW VALUE</b>	
<b>1973-35-2-16-002</b>		<b>No Change</b>	
Land	\$2,668,530	Land	\$2,668,530
Improvements	\$7,562,470	Improvements	\$7,562,470
Personal	\$0	Personal	\$0
Total	\$10,231,000	Total	\$10,231,000
 <b>TOTAL</b>	 \$20,297,000		 \$19,500,000

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 19th day of November 2019.

CLERK OF BOARD OF ASSESSMENT APPEALS



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Ethan Horn  
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