

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 76136
Petitioner: GEUPEL FLP GATEWAY LLC v. Respondent: ARAPAHOE COUNTY BOARD OF EQUALIZATION	
ORDER ON STIPULATION	

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.: 1973-13-4-22-004+5
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: \$1,587,680
(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 10th day of March 2020.

BOARD OF ASSESSMENT APPEALS

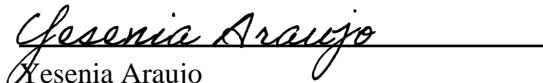


Diane M. DeVries

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



Debra A. Baumbach



Yesenia Araujo

STATE OF COLORADO
BOARD OF ASSESSMENT APPEALS

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STATE OF COLORADO

DOCKET NUMBER 76136

STIPULATION as To Tax Years 2019/2020 Actual Value

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GEUPEL FLP GATEWAY 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: **13701 East Mississippi Avenue, #220, 13701 East Mississippi Avenue, #240, 13701 East Mississippi Avenue, #300, 13701 East Mississippi Avenue, #310, 13701 East Mississippi Avenue, #360 and 13701 East Mississippi Avenue, #370, County Schedule Numbers: 1973-13-4-22-004, 1973-13-4-22-005, 1973-13-4-22-006, 1973-13-4-22-007, 1973-13-4-22-009 and 1973-13-4-22-010.**

A brief narrative as to why the reduction was made: Comparable market sales indicat 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:

ORIGINAL VALUE		NEW VALUE	
1973-13-4-22-004		2019/2020	
Land	\$54,564	Land	\$54,564
Improvements	\$267,681	Improvements	\$257,916
Personal	\$0	Personal	\$0
Total	\$322,245	Total	\$312,480
ORIGINAL VALUE		NEW VALUE	
1973-13-4-22-005		2019/2020	
Land	\$65,820	Land	\$65,820
Improvements	\$322,920	Improvements	\$311,140
Personal	\$0	Personal	\$0
Total	\$388,740	Total	\$376,960
ORIGINAL VALUE		NEW VALUE	
1973-13-4-22-006		2019/2020	
Land	\$36,120	Land	\$36,120
Improvements	\$177,225	Improvements	\$170,760
Personal	\$0	Personal	\$0
Total	\$213,345	Total	\$206,880

**ORIGINAL VALUE
1973-13-4-22-007**

Land	\$59,064
Improvements	\$289,746
Personal	\$0
Total	\$348,810

**NEW VALUE
2019/2020**

Land	\$59,064
Improvements	\$279,176
Personal	\$0
Total	\$338,240

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**ORIGINAL VALUE
1973-13-4-22-009**

Land	\$46,488
Improvements	\$228,072
Personal	\$0
Total	\$274,560

**NEW VALUE
2019/2020**

Land	\$46,488
Improvements	\$219,752
Personal	\$0
Total	\$266,240

**ORIGINAL VALUE
1973-13-4-22-010**

Land	\$15,168
Improvements	\$74,427
Personal	\$0
Total	\$89,595

**NEW VALUE
2019/2020**

Land	\$15,168
Improvements	\$71,712
Personal	\$0
Total	\$86,880

TOTAL

\$1,637,295

\$1,587,680


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 20 day of JANUARY 2020.


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 Ronald A. Carl, #21673
 Arapahoe Cnty. Bd. Equalization
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 PK Kaiser
 Arapahoe County Assessor
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ARAPAHOE COUNTY

JAN 23 2020

ATTORNEY'S OFFICE