

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 76393
Petitioner: SRE COLORADO-2 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.: 033305469+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: \$9,200,000
(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 8th day of May 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

Yesenia Araujo

Yesenia Araujo



BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO
DOCKET NUMBER 76393
STIPULATION as To Tax Years 2019/2020 Actual Value

2011C AUTOMOTIVE
4350 E. Kentucky
4350 E. Kentucky

2020 APR 29 PM 12:42

SRE COLORADO-2 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: **4100-4350 East Kentucky Avenue**, County Schedule Number: **1973-18-3-05-028**.

A brief narrative as to why the reduction was made: Income and sales comparison approaches indicate that adjustment to this value is correct.

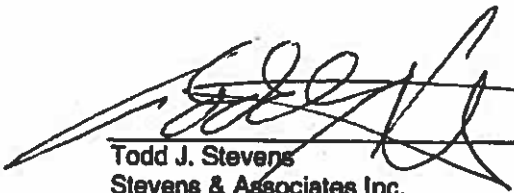
The parties have agreed that the 2019/2020 actual value of the subject property should be reduced as follows:

ORIGINAL VALUE		NEW VALUE	
1973-18-3-05-028		2019/2020	
Land	\$4,567,877	Land	\$4,567,877
Improvements	\$2,594,784	Improvements	\$1,737,153
Extra Features	\$72,199	Extra Features	\$72,199
Total	\$7,234,860	Total	\$6,377,229
ORIGINAL VALUE		NEW VALUE	
1973-18-3-05-029		2019/2020	
Land	\$1,983,492	Land	\$1,983,492
Improvements	\$1,208,720	Improvements	\$829,104
Extra Features	\$10,175	Extra Features	\$10,175
Total	\$3,202,387	Total	\$2,822,771
TOTAL	\$10,437,247		\$9,200,000

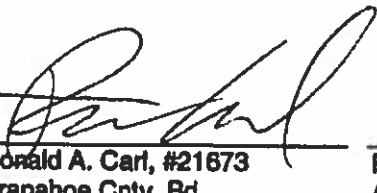
The valuation, as established above, shall be binding only with respect to the tax years 2019/2020. This valuation, as established above, is for purposes of settlement only and does not reflect an appraised value.

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 16 day of March 2020.



Todd J. Stevens
Stevens & Associates Inc.
10303 E. Dry Creek Rd., Suite 240
Englewood, CO 80112
(720) 500-1081



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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