

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 76396
Petitioner: AUTOMOTIVE SERVICES INC 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.: 032042044+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: \$4,461,727
(Reference Attached Stipulation)

4. The Board concurs with the Stipulation.

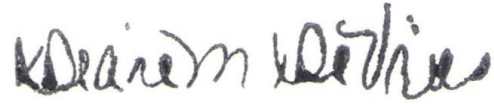
ORDER:

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 31st day of March 2020.

BOARD OF ASSESSMENT APPEALS

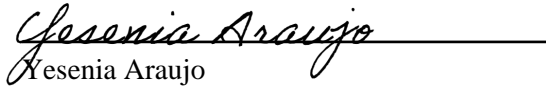


Diane M. DeVries

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



BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO
DOCKET NUMBER 76386
STIPULATION as To Tax Years 2019/2020 Actual Value

2020 FEB 19 11:11:03

AUTOMOTIVE SERVICES INC.,

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: 5500-5540 South Broadway, County Schedule Numbers: 2077-15-4-00-001 and 2077-15-4-00-002.

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

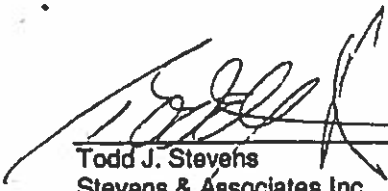
The parties have agreed that the 2019/2020 actual value of the subject property should be reduced as follows:

ORIGINAL VALUE		NEW VALUE	
2077-15-4-00-001		NO CHANGE	
Land	\$2,201,360	Land	\$2,201,360
Improvements	\$0	Improvements	\$0
Personal	\$0	Personal	\$0
Total	<u>\$2,201,360</u>	Total	<u>\$2,201,360</u>
2077-15-4-00-002		2019/2020	
Land	\$2,443,640	Land	\$2,260,367
Improvements	\$0	Improvements	\$0
Personal	\$0	Personal	\$0
Total	<u>\$2,443,640</u>	Total	<u>\$2,260,367</u>
TOTAL	\$4,645,000		\$4,481,727

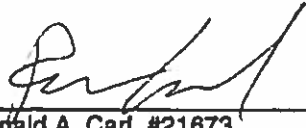
The valuation, as established above, shall be binding only with respect to the tax years 2019/2020. This valuation, as established above, is for purposes of settlement only and does not reflect an appraised value.

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 5 day of February 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