

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 79271
Petitioner: PBZ PROPERTIES LLC v. Respondent: ARAPAHOE COUNTY BOARD OF COUNTY COMMISSIONERS	
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.: 1975-07-3-02-016+2
Category: Abatement Appeal Property Type: Commercial

2. Petitioner is protesting the 17-18 actual value of the subject property.

3. The parties agreed that the 17-18 actual value of the subject property should be reduced to:

Total Value: \$608,737
(Reference Attached Stipulation)

4. The Board concurs with the Stipulation.

ORDER:

Respondent is ordered to reduce the 17-18 actual value of the subject property, as set forth above.

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

DATED this 11th day of December 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

Martha Hernandez Sanchez

Martha Hernandez Sanchez



**BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO
DOCKET NUMBER 79271
STIPULATION as To Tax Years 2017/2018 Actual Value**

PBZ PROPERTIES LLC,

Petitioner,

vs.

ARAPAHOE COUNTY BOARD OF COMMISSIONERS,

Respondent.

THE PARTIES TO THIS ACTION entered into a Stipulation regarding tax year 2017/2018 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: **150 South Potomac Street**, County Schedule Numbers: **1975-07-3-02-016, 1975-07-3-06-002 and 1975-07-3-06-004.**

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

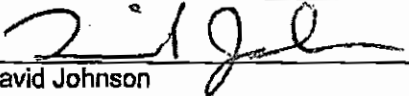
The parties have agreed that the 2017/2018 actual value of the subject property should be reduced as follows:

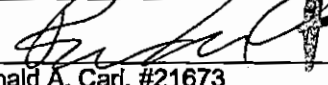
ORIGINAL VALUE		NEW VALUE	
1975-07-3-02-016		2017/2018	
Land	\$441,696	Land	\$353,400
Improvements	\$0	Improvements	\$0
Extra Features	\$0	Extra Features	\$0
Total	\$441,696	Total	\$353,400
 ORIGINAL VALUE		 NEW VALUE	
1975-07-3-06-002		2017/2018	
Land	\$124,098	Land	\$124,098
Improvements	\$0	Improvements	\$0
Extra Features	\$0	Extra Features	\$0
Total	\$124,098	Total	\$124,098
 ORIGINAL VALUE		 NEW VALUE	
1975-07-3-06-004		2017/2018	
Land	\$131,239	Land	\$131,239
Improvements	\$0	Improvements	\$0
Extra Features	\$0	Extra Features	\$0
Total	\$131,239	Total	\$131,239
 TOTAL	 \$697,033	 TOTAL	 \$608,737


The valuation, as established above, shall be binding only with respect to the tax years 2017/2018. 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 27th day of October 2020,


David Johnson
James Bick Jr.
Joseph C Sansone Company
18040 Edison Ave.
Chesterfield, MO 53005
(636) 733-5455


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