



Arapahoe County

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Relay Colorado 711

Board Summary Report

File #: 22-392

Agenda Date: 7/12/2022

Agenda #:

To: Board of County Commissioners

Through: Ronald A. Carl, County Attorney, County Attorney

Prepared By:

Gina Garran, Paralegal, County Attorney

Subject:

Approval of BAA Stipulations

Purpose and Request:

The purpose of this request is for the adoption of a resolution approving the Board of Assessment Appeals (BAA) stipulations listed below.

Background and Discussion: These stipulations are a result of agreements reached between the taxpayers and the County regarding a reduction in the amount of property tax owed, settling tax protests filed with the BAA.

The following BAA docket numbers have been stipulated to for the tax years indicated below.

Tax Years	Docket#	Property Owner	Property Address	Reason	Current Value	Stipulated Value
2019/ 2020	2021BAA2619	Oralia LLC	6651 South University Boulevard	1.	\$685,302	\$642,850
2021/ 2022	2021BAA2189	Laredo Holdings LLC	525 Laredo Street	2.	\$1,592,000	\$1,485,000
2021/ 2022	2021BAA2211	Mirabella Properties LLC	4005 South Clay Street	2.	\$7,149,000	\$6,441,000
2021/ 2022	2021BAA2223	Crone Properties LLC	2950 South Wyandot Street	3.	\$2,323,000	\$2,178,000

2021/ 2022	2021BAA2466	John S Portman	3488 South Columbine Circle	1.	\$1,450,000	\$1,410,000
2021/ 2022	2021BAA2568	GS Cherry Creek Property Owner LLC	4550 Cherry Creek South Drive	1.	\$103,680,000	\$102,240,000
2021/ 2022	2021BAA2595	Potomac East LP	13730 East Mississippi Avenue	3.	\$2,419,000	\$2,200,000
2021/ 2022	2021BAA2600	C J Co	13110 East Mississippi Avenue	3.	\$1,864,000	\$1,660,000
2021/ 2022	2021BAA2605	South Santa Fe Partners LLC	2877 South Santa Fe Drive; 2899 South Santa Fe Drive	3.	\$9,039,000	\$8,456,720
2021/ 2022	2021BAA2606	St Paul Fire & Marine Insurance Company	10333 East Dry Creek Road; 10303 East Dry Creek Road	3.	\$28,545,000	\$24,586,000
2021/ 2022	2021BAA2617	Douglas Robert P, Douglas Nancy E	16708 East Smoky Hill Road	2.	\$1,289,000	\$994,400
2021/ 2022	2021BAA2624	EKM Corp	200 West Belleview Avenue	2.	\$13,944,000	\$13,500,000
2021/ 2022	2021BAA2892	ANR Lodging LLC	9257 East Costilla Avenue	4.	\$6,375,000	\$6,246,000

1. Comparable market sales indicate that adjustment to this value is correct.
2. Income, cost and sales comparison approaches indicates that adjustment to this value is correct.
3. Income and sales comparison approaches indicate that adjustment to this value is correct.
4. Income approach indicates that adjustment to this value is correct.

Alternatives: Let protests proceed to the BAA for a decision. Said alternative would involve unnecessary time and expense for the County and the taxpayer.

Fiscal Impact: Reduction in the amount of property taxes collected for the above listed properties.

Alignment with Strategic Plan:

- Be fiscally sustainable
- Provide essential and mandated service

Be community focused

Concurrence: The negotiator for the County Board of Equalization, the County Assessor and the County Attorney all support this recommendation.

Resolution: Attached is a copy of the draft resolution.