

Tax Years	Docket#	Property Owner	Property Address	Reason	Current Value	Stipulated Value
2021	2021BAA2471	APP Centennial LLC	13406 East Control Road	1.	\$1,566,679	\$1,196,732
2021	2021BAA2513	APP Centennial LLC	13400 East Control Tower Road	1.	\$824,073	\$599,062
2021	2021BAA2521	APP Centennial LLC	13394 East Control Tower Road	1.	\$823,793	\$712,249
2021	2021BAA2528	APP Centennial LLC	13346 East Control Tower Road	1.	\$578,455	\$483,465
2021	2021BAA2531	APP Centennial LLC	13340 East Control Tower Road	1.	\$578,455	\$483,465
2023	2023BAA4772	APP Centennial LLC	13406 East Control Tower Road	1.	\$1,469,698	\$1,106,544
2023	2023BAA4773	APP Centennial LLC	13400 East Control Tower Road	1.	\$774,091	\$553,272
2023	2023BAA4774	APP Centennial LLC	13346 E Control Tower Road	1.	\$541,739	\$448,150
2023	2023BAA4775	APP Centennial LLC	13340 E Control Tower Road	1.	\$541,739	\$448,150
2023	2023BAA4776	APP Centennial LLC	13394 E Control Tower Road	1.	\$774,091	\$663,926
2023/2024	2023BAA4827/ 2024BAA1009	Havana Office Park & Mini-Storage LTD	10 South Havana Street	2.	\$12,259,000	\$9,807,200
2024	2024BAA834	Columbia Healthone LLC	1400 South Potomac Street	3.	\$6,568,000	\$6,250,000
2024	2024BAA934	Lennar Colorado LLC	Vacant Land: Subdivision: Sky Ranch	3.	\$8,648,640	\$5,235,461
2024	2024BAA938	Richmond American Homes Colorado Inc	Vacant Land: Subdivision: Harvest Crossing	4.	\$6,785,856	\$3,570,000
2024	2024BAA939	Pulte Home Company LLC	Vacant Land: Subdivision: Harvest Crossing	4.	\$6,985,440	\$3,570,000

2024	2024BAA940	KB Home Colorado Inc	Vacant Land: Subdivision: Sky Ranch	4.	\$6,283,200	\$3,571,637
2024	2024BAA1384	APP Centennial LLC	13394 E Control Tower Road	1.	\$33,233	\$29,775
2024	2024BAA1385	APP Centennial LLC	13340 East Control Tower Road	1.	\$25,282	\$22,651
2024	2024BAA1386	APP Centennial LLC	13346 East Control Tower Road	1.	\$25,282	\$22,651
2024	2024BAA1387	APP Centennial LLC	13400 East Control Tower Road	1.	\$33,529	\$30,039
2024	2024BAA1388	APP Centennial LLC	13406 E Control Tower Road	1.	\$65,585	\$58,760
2023/2024	2024BAA1477 & 2025BAA195 & 2025BAA167	C J CO	13310 East Mississippi Avenue; 13600 East Mississippi Avenue	3.	\$6,915,000	\$6,000,000
2023/2024	2024BAA1485 & 2025BAA146	Heritage Hunters Green LLC	8727 East Dry Creek Road	3.	\$5,206,000	\$4,300,000
2023/2024	2024BAA1508 & 2025BAA163	Prominence Enterprises LLC	1011 Inverness Main St 1-E & 1-W	3.	\$14,523,000	\$13,750,000
2024	2024BAA1510	Potomac East L P	13730 East Mississippi Avenue; 13750 E Mississippi Avenue	3.	\$5,404,000	\$4,681,405
2023/2024	2024BAA1511 & 2025BAA162	MNG FWE LP	12201 East Arapahoe Road	3.	\$15,709,000	\$15,150,000
2024	2024BAA1513	Global Village Academy Building Corporation	403 South Airport Blvd Unit 1	3.	\$10,103,950	\$6,400,000
2024	2024BAA1547	G&I X Vista Park LLC	12707 East Mississippi Avenue	4.	\$39,480,000	\$38,880,608
2021/2022	2024BAA1799	JJBM Properties II LLC	2 Inverness Drive East Unit 201	5.	\$1,251,600	\$980,460

2021/2022	2024BAA1800	JJBM Properties II LLC	2 Inverness Drive East Unit 103	5.	\$1,028,800	\$1,003,080
2023	2024BAA2319	Michelle M Doerr	7814 Vallagio Lane	4.	\$1,416,900	\$1,333,500
2023/2024	2024BAA2357 & 2024BAA1469	1200 E Hampden LLC	1200 East Hampden Avenue	3.	\$1,106,000	\$1,009,000
2023	2024BAA2451 & 2024BAA1535	Abbas C Rajabi Trust & Fatemeh Rajabi Trust	5801 Piedmont Drive	4.	\$4,667,600	\$3,950,000

1. Pursuant to reasoning set forth in a recent Order from the Arapahoe County District Court and review of applicable lease(s) between Petitioner and the Arapahoe County Public Airport Authority reveal that the property should be classified as possessory interest and valued in accordance with the possessory interest statute.
2. Income and sales comparison approaches, considering subject environmental issues, indicate that adjustment to this value is correct.
3. Income and sales comparison approaches indicate that adjustment to this value is correct.
4. Comparable market sales indicate that adjustment to this value is correct.
5. Sales comparison approach, with support from income approach, indicates that adjustment to this value is correct.