

Tax Years	Docket#	Property Owner	Property Address	Reason	Current Value	Stipulated Value
2023	2023BAA2251	Simson & Jennifer Wang Trust	6958 South Ensenada Court	1.	\$1,867,400	\$1,751,000
2023/2024	2023BAA3716 & 2024BAA1464	2001 South Havana Street LLC	2001 South Havana Street	3.	\$7,914,801	\$7,800,000
2023/2024	2023BAA3734	Richmond American Homes of Colorado Inc	Vacant Land: Subdivision - Southshore at Aurora	1.	\$14,769,216	\$13,128,192
2023/2024	2023BAA3736 & 2024BAA937	Richmond American Homes of Colorado Inc	Vacant Land: Subdivision - South Lima St Business Center	1.	\$5,651,580	\$5,400,000
2023/2024	2023BAA4151 & 2024BAA871	Allives Inc	7340 East Caley Avenue	2.	\$9,000,000	\$8,500,000
2023/2024	2023BAA4152 & 2024BAA881	Alturas Orchard Pointe LLC	8480 East Orchard Road	2.	\$21,261,000	\$20,000,000
2023/2024	2023BAA4153	Alturas Yosemite LLC	6455 South Yosemite Street	2.	\$28,000,000	\$27,500,000
2023/2024	2023BAA4155 & 2024BAA1582	Cole of Centennial CO LLC	7958 South Chester Street	2.	\$30,598,000	\$26,500,000
2023/2024	2023BAA4160 & 2024BAA989-	GPI Plaza Tower LP	6400 South Fiddlers Green Circle	2.	\$88,725,000	\$86,992,500
2023/2024	2023BAA4161 & 2024BAA1439	GPIPM LTD	8101 East Prentice Avenue Gv	2.	\$27,553,000	\$24,000,000
2023/2024	2023BAA4824 & 2024BAA1424-	Encompass Land Venture LLC	7191 South Blackhawk Street	2.	\$32,064,430	30,400,000
2023	2023BAA4829	Ikea Property Inc	9800 East Ikea Way	3.	\$58,646,500	\$55,500,000
2023/2024	2023BAA4835 & 2024BAA1426	Putegnat Raritan LLC	2605 South Raritan Street	2.	\$3,643,000	\$3,400,000
2023	2023BAA4836	Service Industrial Inc	2580 South Raritan Street	2.	\$4,286,000	\$3,927,000

2023/2024	2023BAA4838 & 2024BAA997	Wilson Gardens Havana LLC	1198 South Havana Street	3.	\$2,393,000	\$2,016,506
2023/2024	2023BAA5755 & 2024BAA1416	Timothy & Whitney Visser	815 East Westglow Lane	1.	\$3,336,400	\$3,200,000
2023/2024	2023BAA5861 & 2024BAA1417	20 CHP LLC	20 Cherry Hills Park Drive	1.	\$10,948,200	\$10,000,000
2023/2024	2023BAA5868 & 2024BAA1530	Francescon, Dale	7 Cherry Hills Park Drive	1.	\$10,435,000	\$9,800,000
2023/2024	2023BAA5892 & 2024BAA892	River Rock Property LLC	6 Cherry Hills Park Drive	1.	\$9,124,800	\$8,059,700
2023/2024	2023BAA6018	Jeff and Sandi Johnson	4411 South High Street	1.	\$4,769,800	\$4,400,000
2024	2024BAA1258	Shuyu Ye	21360 East Progress Place	1.	\$500,000	\$450,000
2024	2024BAA1338	Debra F. Davis	1601 Crestridge Drive	1.	\$1,844,500	\$1,750,000
2024	2024BAA1339	Simson & Jennifer Wang Trust	6958 South Ensenada Court	1.	\$1,867,400	\$1,751,000
2024	2024BAA1421	Ikea Property Inc	9800 East Ikea Way	3.	\$59,411,500	\$55,500,000
2023/2024	2024BAA2132	Colorado Home Buyers Com Inc	2620 South Holly Street	1.	\$648,900	\$605,000
2023/2024	2024BAA319	Howard Vasey	6452 South Piney Creek Circle	1.	\$1,100,800	\$853,100
2021/2022	2024BAA501	Southglenn Property Holdings LLC	6901 South Vine Street	4.	\$24,561,000	\$17,806,000
2024	2024BAA865	Service Industrial Inc	2580 South Raritan Street	2.	\$4,561,000	\$4,202,000

1. Comparable market sales indicate that adjustment to this value is correct.
2. Income and sales comparison approaches indicate that adjustment to this value is correct.
3. Cost, income and sales comparison approaches indicate that adjustment to this value is correct.
4. Income approach, considering significant subject vacancy, and sales comparison approach indicate that adjustment to this value is correct.