



Arapahoe County

5334 South Prince Street
Littleton, CO 80120
303-795-4630
Relay Colorado 711

Board Summary Report

File #: 22-463

Agenda Date: 8/9/2022

Agenda #: 6.i.

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
2021/2022	2021BAA2208	Tara Enterprises LLC	3277 South Lincoln Street	1.	\$2,351,000	\$2,300,000
2021/2022	2021BAA2231	Alma Partners LLC	7447 East Berry Avenue	1.	\$4,182,000	\$3,950,000
2021/2022	2021BAA2232	C & M Colorado Real Estate Holdings	191 East Orchard Road	1.	\$2,623,000	\$2,250,000
2021/2022	2021BAA2244	Design Library & Scene Shop LLC	17 Inverness Way East	2.	\$3,876,500	\$3,485,500
2021/2022	2021BAA2250	Umatilla Land Corp	3355 South Umatilla Street	2.	\$1,712,164	\$1,642,164

2021/2022	2021BAA2256	T & D 2001	4260 South Federal Boulevard	2.	\$1,186,000	\$983,000
2021/2022	2021BAA2261	The Olen C Crockett Living Trust	2606 South Raritan Circle	2.	\$1,557,000	\$1,336,000
2021/2022	2021BAA2475	Walter Properties, INC	8201 East Pacific Place; 8200 East Pacific Place	1.	\$7,538,000	\$7,400,000
2021/2022	2021BAA2523	Thomas A Malott, Jennifer L Malott, The Joshua R Gehrke Disability Trust	5181 South Ironton Way	3.	\$1,644,000	\$1,500,000
2021/2022	2021BAA2581	Spirit CC Aurora CO LLC	1450 South Abilene Street	1.	\$5,341,000	\$4,750,000
2021/2022	2021BAA2587	KW Fund VI - Arapahoe II LLC	12450 East Arapahoe Road; 12600 East Arapahoe Road; 12650 East Arapahoe Road	1.	\$21,151,000	\$20,730,000
2021/2022	2021BAA2588	GKT Belleview Promenade LLC	8000 East Belleview Avenue;	2.	\$42,666,385	\$39,500,000
2021/2022	2021BAA2592	Carriage Green LLC	15951 East 13th Place	3.	\$17,500,000	\$16,530,000
2021/2022	2021BAA2893	Dimond, Navin C, Dimond Rita	2 Pond Road	3.	\$9,096,700	\$9,000,000
2021/2022	2021BAA2894	Cole of Centennial CO LLC	7958 South Chester Street	1.	\$31,220,000	\$30,500,000
2021/2022	2021AAA2924	5500 Greenwood LLC	5500 Greenwood Plaza Boulevard	1.	\$10,209,000	\$9,040,000

1. Income and sales comparison approaches indicate that adjustment to this value is correct.
2. Cost, income and sales comparison approaches indicate that adjustment to this value is correct.

3. Comparable market sales indicate 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.