



Arapahoe County

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Board Summary Report

File #: 22-556

Agenda Date: 9/27/2022

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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:

In 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	2021BAA1896	Jubilee Fellowship Church	9359 East Nichols Avenue	1.	\$9,844,000	\$9,050,000
2021/2022	2021BAA2299	Wenco Leeds West Property Group LLC	7450 East Progress Place	1.	\$2,201,000	\$2,175,000

2021	2021BAA2594	Northern Englewood LP	3375 East Bannock Street; 101 West Hampden Avenue	1.	\$16,378,308	\$15,063,000
2022	2022BAA321	Northern Englewood LP	3375 East Bannock Street; 101 West Hampden Avenue	1.	\$16,378,308	\$15,063,000
2022	2022BAA325	Affinity At Cloverleaf LLC	22000 East Quincy Avenue	2.	\$45,900,000	\$45,050,000

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