



Arapahoe County

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Relay Colorado 711

Board Summary Report

File #: 21-059

Agenda Date: 1/26/2021

Agenda #: 5.a.

To: Board of County Commissioners

Through: Ronald A. Carl, County Attorney

From: Gina Garran, Paralegal

Subject:

A resolution to approve the Board of Assessment Appeals (BAA) stipulations

Purpose and Recommendation:

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

Background:

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.

Discussion:

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

Tax Years	Docket#	Property Owner	Property Address	Reason	Original Value	Stipulated Value
2017/2018	79223	Southglenn Property Holdings Llc	6853 South York Street	1.	\$14,520,000	\$14,000,000
2017/2018	79259	Sapkin Richard M, Sapkin Shelly C	9 Wildrose Trail	2.	\$4,556,000	\$4,265,800
2020	79745	Intown Suites Sheridan, LLC	2900 West Hampden Avenue	3.	\$6,614,000	\$6,614,000
2020	79746	Its Centennial LP	12943 East Brinwood Avenue	4.	\$7,135,000	\$7,135,000
2019/2020	79886	Timothy W Balsley	6685 South Ogden Street	2.	\$375,300	\$338,200
2019/2020	2020BAA138	MERRITT 777 LLC	7909 South Chambers Road	1.	\$11,000,000	\$10,075,000

1. Cost, 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.
3. For this settlement of tax year 2020, the value will remain unchanged at \$6,614,000 and, based upon the property's occupancy, the County will change the classification of the property to 15.3% commercial and 84.7% residential. Based upon this classification change, 15.3% of the property's total actual value will be assessed at the commercial rate and 84.7% at the residential rate for tax year 2020.
4. For this settlement of tax year 2020, the value will remain unchanged at \$7,135,000 and, based upon the property's occupancy, the County will change the classification of the property to 64.8% commercial and 35.2% residential. Based upon this classification change, 64.8% of the property's total actual value will be assessed at the commercial rate and 35.2% at the residential rate for tax year 2020.

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.

Concurrence

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

Reviewed By:

Ronald A. Carl, County Attorney
Gina Garran, Paralegal

Attachments:

Resolution template