



Arapahoe County

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

Legislation Text

File #: 22-310, **Version:** 1

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	2021BAA39	Patricia Elliot	6560 East Berry Avenue	1.	\$2,990,000	\$2,073,500
2021/2022	2021BAA1910	WPC-Inverness LLC	109 Inverness Drive East	2.	\$11,383,000	\$10,233,000
2021	2021BAA2043	Town Center At Aurora LLC	14200 East Alameda Avenue	4.	\$82,727,500	\$80,427,991
2021/2022	2021BAA2084	Quentin Street Partners LP	6982 South Quentin Street	3.	\$5,996,000	\$5,660,000
2021/2022	2021BAA2097	MMR Construction Inc	14250 East Easter Place	3.	\$1,610,000	\$1,500,000

2021/2022	2021BAA2406	Broadridge Shopping Center LLC	6901 South Broadway	3.	\$9,939,990	\$9,460,890
2021/2022	2021BAA2415	Landmark SPE LLC	5390 Greenwood Plaza Blvd, 5400 Landmark Place, 5425 Landmark Place, 5455 Landmark Place 1 and 7600 Landmark Way	3.	\$31,886,940	\$27,001,765
2021/2022	2021BAA2434	Echostar Real Estate Corporation II	100 Inverness Terrace East	3.	\$6,165,000	\$5,900,000
2021/2022	2021BAA2437	Fukunaga & Fukunaga LLC	11234 East Caley Avenue	3.	\$2,703,000	\$2,530,000
2021/2022	2021BAA2440	Jason 3638 LLC	3640 South Jason Street #S A-D	3.	\$1,076,000	\$970,000
2021/2022	2021BAA2444	Market At Southpark 1674 LLC	8011 South Broadway	3.	\$28,860,000	\$26,041,000
2021/2022	2021BAA2455	Frank & Holly H Hutto	1435 East Quincy Avenue	1	\$3,861,100	\$3,240,000
2021/2022	2021BAA2456	DCS Owner LLC	9151 East Panorama Circle	3.	\$77,299,000	\$77,000,000
2021/2022	2021BAA2467	William V And Cathy P Goss	4 Orchard Lane	1.	\$1,529,800	\$1,275,000
2021/2022	2021BAA2478	Mills H Ford	555 East Eastman Avenue	5.	\$329,180	\$329,180
2021/2022	2021BAA2537	Waterview I-III, LLC	8000 South Chester Street	3.	\$30,432,000	\$27,000,000
2021/2022	2021BAA2544	Chotin Pan X LLC	9100 East Panorama Drive	3.	\$10,763,000	\$9,100,000
2021/2022	2021BAA2549	CPVF II Solarium LLC	7400 East Orchard Road	3.	\$24,351,000	\$23,250,000
2021/2022	2021BAA2550	OCH-Arapahoe Road LLC	7700 East Arapahoe Road	3.	\$4,915,000	\$4,555,000
2021/2022	2021BAA2900	REVV Properties LLC	20901 East Smoky Hill Road	3.	\$3,697,000	\$3,500,000

2021/2022	2021BAA2904	Scot W Lewis	6144 South Fulton Street	1.	\$615,000	\$603,000
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1. Comparable market sales indicate that adjustment to this value is correct.
2. Income approach indicates that adjustment to this value is correct.
3. Income and sales comparison approaches indicate that adjustment to this value is correct.
4. Cost, income and sales comparison approaches indicate that adjustment to this value is correct.
5. For this settlement of tax year 2021, the value will remain unchanged at \$329,180 and, based upon the property's occupancy, the County will change the classification of the property to 100% residential. Based upon this classification change, 100% of the property's total actual value will be assessed at the residential rate for tax year 2021.

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.