BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 56493			
Petitioner:				
1543 WAZEE, LLC,				
V.				
Respondent:				
DENVER COUNTY BOARD OF EQUALIZATION.				
ORDER ON STIPULATION				

**THE PARTIES TO THIS ACTION** entered into a Stipulation, which has been approved by the Board of Assessment Appeals. A copy of the Stipulation is attached and incorporated as a part of this decision.

## FINDINGS OF FACT AND CONCLUSIONS:

1. Subject property is described as follows:

County Schedule No.: 02331-13-028-028+2

Category: Valuation Property Type: Commercial Real

- 2. Petitioner is protesting the 2010 actual value of the subject property.
- 3. The parties agreed that the 2010 actual value of the subject property should be reduced to:

Total Value: \$4,177,800

(Reference Attached Stipulation)

4. The Board concurs with the Stipulation.

## **ORDER:**

Respondent is ordered to reduce the 2010 actual value of the subject property, as set forth above.

The Denver County Assessor is directed to change his/her records accordingly.

DATED AND MAILED this 24th day of October 2011.

## **BOARD OF ASSESSMENT APPEALS**

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Diane M. DeVries

Silma a Baumbach

Debra A. Baumbach



I hereby certify that this is a true and correct copy of the decision of the Board of Assessment Appeals.

Cara McKeller

BOARD OF ASSESSMENT APPEALS STATE OF COLORADO2011 20111313 Sherman Street, Room 315 Denver, Colorado 80203	
1543 WAZEE LLC	
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Respondent:	Docket Number: 56493
BOARD OF EQUALIZATION OF THE CITY AND COUNTY OF DENVER	Schedule Number:
Attorneys for Board of Equalization of the City and County of Denver	02331-13-028-028+2
City Attorney	
Michelle Bush #38443 Assistant City Attorney 201 West Colfax Avenue, Dept. 1207 Denver, Colorado 80202 Telephone: 720-913-3275 Facsimile: 720-913-3180	

## STIPULATION (AS TO TAX YEAR 2010 ACTUAL VALUE)

Petitioner, 1543 WAZEE LLC, and Respondent, BOARD OF EQUALIZATION OF THE CITY AND COUNTY OF DENVER, hereby enters into this Stipulation regarding tax year 2010 valuation of the subject property, and jointly move the Board of Assessment Appeals to enter its order based on this Stipulation.

The Petitioner(s) and Respondent agree and stipulate as follows:

1. The property subject to this Stipulation is described as:

1543 Wazee Street Units 200,300,400 Denver, Colorado 80202

- 2. The subject property is classified as commercial real property.
- 3. The County Assessor originally assigned the following actual value on the subject property for tax year 2010.

02331-13-028-028			
	Land	\$	341,300.00
	Improvements	\$	1,280,500.00
	Total	\$	1,621,800.00
02331-13-029-029			
	Land	\$	341,300.00
	Improvements	\$	1,280,500.00
	Total	\$	1,621,800.00
		Ŧ	1,021,000100
02331-13-030-030			
	Land	\$	341,300.00
	Improvements	\$	1,280,500.00
	Total	\$	1,621,800.00
			• • •

4. After appeal to the Board of Equalization of the City and County of Denver, the Board of Equalization of the City and County of Denver valued the subject property as follows:

02331-13-028-028

02031-13-028-028	Land	\$ 341,300.00
	Improvements	\$ <u>1,280,500.00</u>
	Total	\$ 1,621,800.00
02331-13-029-029	Land	\$ 341,300.00
	Improvements	\$ <u>1,280,500.00</u>
	Total	\$ 1,621,800.00
02331-13-030-030	Land	\$ 341,300.00
	Improvements	\$ <u>1,280,500.00</u>
	Total	\$ 1,621,800.00

5. After further review and negotiation, the Petitioner and Board of Equalization of the City and County of Denver agree to the following actual value for the subject property for tax year 2010.

002331-13-028-028	Land	¢	241 200 00
		\$	341,300.00
	Improvements	\$	<u>1,051,300.00</u>
	Total	\$	1,392,600.00
02331-13-029-029			
	Land	\$	341,300.00
	Improvements	\$	1,051,300.00
	Total	ŝ	1,392,600.00
	i Otal	Ψ	1,002,000.00
02331-13-030-030			
	Land	\$	341,300.00
	Improvements	\$	1,051,300.00
	Total	ŝ	1,392,600.00
	iulai	φ	1,032,000.00

- 6. The valuations, as established above, shall be binding only with respect to tax year 2010.
- 7. Brief narrative as to why the reduction was made:

Adjustment was based on vacancy and the condition as of the assessment date.

8. Both parties agree to be responsible for their own costs, expert and attorney fees, waiving any claim against each other for such, and agree that any hearing before the Board of Assessment Appeals not be scheduled or be vacated if already scheduled.

4 day of notaber\_\_\_\_, 2011. DATED this \_/Y

Agent/Attorney/Petitioner

By: Dan George

1<sup>st</sup> Net Real Estate Services, Inc. 333 S. Wadsworth Blvd., Suite 200 Lakewood, CO 80227 Telephone: 720-962-5750

Board of Equalization of the City and County of Denver

Bv:

Michelle Bush #38443 Assistant City Attorney 201 West Colfax Avenue, Dept. 1207 Denver, Colorado 80202 Telephone: 720-913-3275 Facsimile: 720-913-3180 Docket No: 56493