

<b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	<b>Docket Number: 59224</b>
Petitioner: <b>MATRIX GROUP INC.,</b>  v. Respondent: <b>DENVER COUNTY BOARD OF EQUALIZATION.</b>	
<b>ORDER ON STIPULATION</b>	

**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.: 01231-01-007-000+3**

**Category: Valuation      Property Type: Commercial Real**
2. Petitioner is protesting the 2011 actual value of the subject property.
3. The parties agreed that the 2011 actual value of the subject property should be reduced to:  

**Total Value:            \$7,477,600**

(Reference Attached Stipulation)
4. The Board concurs with the Stipulation.

**ORDER:**

Respondent is ordered to reduce the 2011 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 7th day of February 2012.

**BOARD OF ASSESSMENT APPEALS**

*Diane M. DeVries*

\_\_\_\_\_  
Diane M. DeVries

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

*Debra A. Baumbach*

\_\_\_\_\_  
Debra A. Baumbach

*Cara McKeller*

\_\_\_\_\_  
Cara McKeller



2012-01-01 1:29

<b>BOARD OF ASSESSMENT APPEALS</b> <b>STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	
Petitioner:  <b>MATRIX GROUP INC.</b>	
v.	
Respondent:  <b>BOARD OF EQUALIZATION OF THE CITY AND COUNTY OF DENVER</b>	Docket Number:  59224
Attorneys for Board of Equalization of the City and County of Denver	Schedule Number's:  01231-01-007-000 +3
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	
<b>STIPULATION (AS TO TAX YEAR 2011 ACTUAL VALUE)</b>	

Petitioner, MATRIX GROUP INC., and Respondent, BOARD OF EQUALIZATION OF THE CITY AND COUNTY OF DENVER, hereby enters into this Stipulation regarding tax year 2011 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:  
  
4705-4755 Paris Street  
4705-4735 Oakland Street  
4780-4800 Oakland Street  
4755 Oakland Street  
Denver, CO 80239

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 2011.

01231-02-001-000

Land	\$	928,300.00
Improvements	\$	<u>2,237,500.00</u>
Total	\$	3,165,800.00

01231-01-007-000

Land	\$	384,800.00
Improvements	\$	<u>1,245,400.00</u>
Total	\$	1,630,200.00

01144-08-007-000

Land	\$	267,400.00
Improvements	\$	<u>1,734,900.00</u>
Total	\$	2,002,300.00

01144-07-016-000

Land	\$	257,200
Improvements	\$	<u>1,298,300</u>
Total	\$	1,555,500.00

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:

01231-02-001-000

Land	\$	928,300.00
Improvements	\$	<u>2,237,500.00</u>
Total	\$	3,165,800.00

01231-01-007-000

Land	\$	384,800.00
Improvements	\$	<u>1,245,400.00</u>
Total	\$	1,630,200.00

---

01144-08-007-000

Land	\$	267,400.00
Improvements	\$	<u>1,734,900.00</u>
Total	\$	2,002,300.00

01144-07-016-000

Land	\$	257,200.00
Improvements	\$	<u>1,298,300.00</u>
Total	\$	1,555,500.00

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 2011.

01231-02-001-000

Land	\$	928,300.00
Improvements	\$	<u>2,022,900.00</u>
Total	\$	2,951,200.00

01231-01-007-000

Land	\$	384,800.00
Improvements	\$	<u>1,245,400.00</u>
Total	\$	1,630,200.00

01144-08-007-000

Land	\$	267,400.00
Improvements	\$	<u>1,329,700.00</u>
Total	\$	1,597,100.00

01144-07-016-000

Land	\$	257,200.00
Improvements	\$	<u>1,041,900.00</u>
Total	\$	1,299,100.00

6. The valuations, as established above, shall be binding only with respect to tax year 2011.

7. Brief narrative as to why the reduction was made:

Analysis of the subject's revenue, configuration and condition as of the assessment date indicated an adjustment was warranted.

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.

DATED this 30th day of JANUARY, 2012.

Agent/Attorney/Petitioner

Board of Equalization of the City and  
County of Denver

By: 

~~\_\_\_\_\_~~  
Daniel R. Bartholomew, Esq. #16772  
2250 South Parker Road, Ste. 150  
Aurora, CO 80014-1655  
Telephone: (303) 300-5280

By: 

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: 59224