

<b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	<b>Docket Number: 59748</b>
Petitioner: <b>JEFFERSON PARK LLC,</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.: 02321-08-038-000**

**Category: Valuation      Property Type: Mixed Use**
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:            \$1,160,700**

(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 20th day of April 2012.

**BOARD OF ASSESSMENT APPEALS**

*Diane M. DeVries*

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Diane M. DeVries

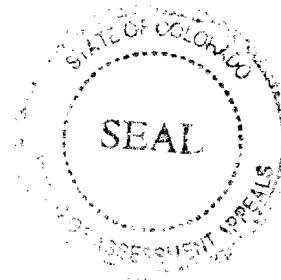
I hereby certify that this is a true and correct copy of the decision of the Board of Assessment Appeals.

*Debra A. Baumbach*

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Debra A. Baumbach

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

*[Handwritten signature]*



Case No. 02321-08-038-000

<b>BOARD OF ASSESSMENT APPEALS</b> <b>STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	
Petitioner:  <b>JEFFERSON PARK LLC</b>	
v.	Docket Number:
Respondent:	59748
<b>DENVER COUNTY BOARD OF EQUALIZATION</b>	Schedule Number:
Attorney for Denver County Board of Equalization of the City and County of Denver	02321-08-038-000
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, JEFFERSON PARK LLC, and Respondent, DENVER COUNTY BOARD OF EQUALIZATION OF THE CITY AND COUNTY OF DENVER, hereby enter into this Stipulation regarding the 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:

2441-2445 Eliot Street  
Denver, Colorado 80211

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.

Land	\$	413,500.00
Improvements	\$	<u>909,900.00</u>
Total	\$	1,323,400.00

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:

Land	\$	413,500.00
Improvements	\$	<u>909,900.00</u>
Total	\$	1,323,400.00

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.

Land	\$	413,500.00
Improvements	\$	<u>747,200.00</u>
Total	\$	1,160,700.00

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

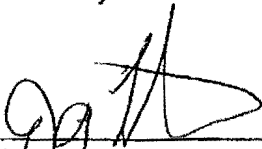
7. Brief narrative as to why the reduction was made:

The recognition of functional and physical aspects resulted in a reduction.


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 10 day of APRIL, 2012.

Agent/Attorney/Petitioner

By:   
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Consultus Asset Valuation  
68 Inverness Lane East #205  
Englewood, CO 80112  
Telephone: (303) 770-2420

Denver County Board of Equalization of  
the City and County of Denver

By:   
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Telephone: 720-913-3275  
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Docket No: 59748

ATTACHMENT TO BOAA 2011-#59748

TOTAL					
Old Land:	\$413,500	New Land:	\$413,500	Chg. Land:	\$0
Old Imps:	<u>\$909,900</u>	New Imps:	<u>\$747,200</u>	Chg. Imps:	<u>-\$162,700</u>
Total:	\$1,323,400	Total:	\$1,160,700	Total:	<u>-\$162,700</u>

Commercial/Industrial - 29%					
Old Land:	\$173,700	New Land:	\$173,700	Chg. Land:	\$0
Old Imps:	<u>\$314,600</u>	New Imps:	<u>\$314,600</u>	Chg. Imps:	<u>\$0</u>
Total:	\$488,300	Total:	\$488,300	Total:	\$0

Residential/Apartment - 7.96%					
Old Land:	\$239,800	New Land:	\$239,800	Chg. Land:	\$0
Old Imps:	<u>\$595,300</u>	New Imps:	<u>\$432,600</u>	Chg. Imps:	<u>-\$162,700</u>
Total:	\$835,100	Total:	\$672,400	Total:	<u>-\$162,700</u>