BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO

1313 Sherman Street, Room 315 Denver, Colorado 80203

Petitioner:

GLENWOOD PROPERTIES LLC,

v.

Respondent:

DENVER COUNTY BOARD OF COMMISSIONERS.

ORDER ON STIPULATION

Docket Number: 61769

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.: 02131-09-005-000+2

Category: Abatement Property Type: Commercial Real

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

Total Value:

\$2,206,100

(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 12th day of July 2013.

BOARD OF ASSESSMENT APPEALS

Dearen Werlies

Solna a Baumbach

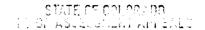
Diane M. DeVries

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

SEAL



2013 JUL -9 AM 9: 12

BOARD OF ASSESSMENT APPEALS STATE OF COLORADO

1313 Sherman Street, Room 315 Denver, Colorado 80203

Petitioner:

V.

GLENWOOD PROPERTIES LLC

Respondent:

DENVER COUNTY BOARD OF COMMISSIONERS

Attorney for Denver County Board of Commissioners of the City and County of Denver

City Attorney

Mitch Behr #38452 Assistant City Attorney 201 West Colfax Avenue, Dept. 1207

Denver, Colorado 80202 Telephone: 720-913-3275 Facsimile: 720-913-3180 Docket Number:

61769

Schedule Number:

02131-09-005-000+2

STIPULATION (AS TO TAX YEAR 2010 ACTUAL VALUE)

Petitioner, GLENWOOD PROPERTIES LLC, and Respondent, DENVER COUNTY BOARD OF COMMISSIONERS OF THE CITY AND COUNTY OF DENVER, hereby enters into this Stipulation regarding the 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:

5231 – 5281 Monroe St Denver, Colorado

- 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.

10-003	
Land	\$ 735,000.00
Improvements	\$ 1,205,400.00
Total	\$ 1,940,400.00
09-005	
Land	\$ 203,800.00
Improvements	\$ 81,700.00
Total	\$ 285,500.00
00-006	
Land	\$ 138,400.00
Improvements	\$ 00.00
Total	\$ 138,400.00

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

10-003 Land Improvements Total	\$ \$ \$	735,000.00 1,205,400.00 1,940,400.00
09-005 Land Improvements Total	\$ \$	203,800.00 <u>81,700.00</u> 285,500.00
00-006 Land Improvements Total	\$ \$ \$	138,400.00 <u>00.00</u> 138,400.00

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

10-003 Land Improvements Total	\$ \$	735,000.00 1,047,200.00 1,782,200.00
09-005 Land Improvements Total	\$ \$	203,800.00 <u>81,700.00</u> 285,500.00
00-006 Land Improvements Total	\$ \$ \$	138,400.00 <u>00.00</u> 138,400.00

- 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:

Further analysis of the make-up of the subject's revenue and the other approaches to value.

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 $\underline{\mathcal{Q}}$	ا day of	July		20	13.
--------------------------------------	-------------	------	--	----	-----

Agent/Attorney/Petitioner

Todd Stevens

Stevens & Associates, Inc. 9635 Maroon Circle Suite 450

Englewood, CO 80112 Telephone: 303-347-1878 Denver County Board of Commissioners of the City and County of Denver

201 West Colfax Avenue, Dept. 1207

Denver, CO 80202

Telephone: 720-913-3275

Docket No: 61769