BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO

1313 Sherman Street, Room 315 Denver, Colorado 80203

Petitioner:

GUAN'S PROPERTY LLC,

V.

Respondent:

DENVER COUNTY BOARD OF EQUALIZATION.

ORDER ON STIPULATION

Docket Number: 61840

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.: 01252-00-025-000+1

Category: Valuation Property Type: Commercial Real

- 2. Petitioner is protesting the 2012 actual value of the subject property.
- 3. The parties agreed that the 2012 actual value of the subject property should be reduced to:

Total Value:

\$922,400

(Reference Attached Stipulation)

4. The Board concurs with the Stipulation.

ORDER:

Respondent is ordered to reduce the 2012 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 5th day of August 2013.

BOARD OF ASSESSMENT APPEALS

Sura a. Baumbach

Diane M. DeVries

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

Cara McKeller

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BOARD	OF	ASSES	SMENT	APPEALS
STATE	DE (COLOR	ADO	

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Petitioner:

GAUN'S PROPERTY LLC

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Respondent:

DENVER COUNTY BOARD OF EQUALIZATION

Attorney for Denver County Board of Equalization 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:

61840

Schedule Number:

01252-00-025-000+1

STIPULATION (AS TO TAX YEAR 2012 ACTUAL VALUE)

Petitioner, GAUN'S PROPERTY LLC, and Respondent, DENVER COUNTY BOARD OF EQUALIZATION OF THE CITY AND COUNTY OF DENVER, hereby enters into this Stipulation regarding the tax year 2012 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:

12100 E 39th Ave 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 2012.

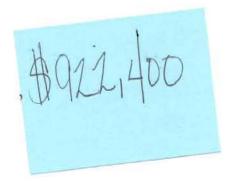
-025	
Land	\$ 190,000.00
Improvements	\$ 33,600.00
Total	\$ 223,600.00
-026	
Land	\$ 190,000.00
Improvements	\$ 702,900.00
Total	\$ 892,900.00

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:

-025 Land Improvements Total	\$ \$ \$	190,000.00 33,600.00 223,600.00
-026 Land	¢.	190,000.00
	\$	
Improvements	\$	702,900.00
Total	\$	892,600.00

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 2012.

-025		
Land	\$	190,000.00
Improvements	\$	33,600.00
Total	\$	223,600.00
-026	_	
Land	\$	190,000.00
Improvements	\$	508,800.00
Total	\$	698,800.00



- 6. The valuations, as established above, shall be binding only with respect to tax year 2012.
 - 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 29th day of July , 2013.

Agent/Attorney/Petitioner

Todd Stevens/

Stevens & Associates, Inc. 9635 Maroon Circle Suite 450

Englewood, CO 80112

Telephone: (303) 347-1878

Denver County Board of Equalization of

the City and County of Denver,

By: ______ Mitch Benr #38452

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