

<b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	<b>Docket Number: 63553</b>
Petitioner: <b>EPHRAIM, LLC,</b>  v.  Respondent: <b>DENVER COUNTY BOARD OF COMMISSIONERS.</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.: 02345-29-001-000**  
  
**Category: Abatement      Property Type: Commercial Real**
2. Petitioner is protesting the 11-12 actual value of the subject property.
3. The parties agreed that the 11-12 actual value of the subject property should be reduced to:  
  

**Total Value:            \$4,700,000**  
 (Reference Attached Stipulation)
4. The Board concurs with the Stipulation.

**ORDER:**

Respondent is ordered to reduce the 11-12 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 June 2014.

**BOARD OF ASSESSMENT APPEALS**

*Debra 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.

*Debra A. Baumbach*

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

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

*CM*



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<b>BOARD OF ASSESSMENT APPEALS</b> <b>STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	
Petitioner:  <b>EPHRAIM LLC</b>	
v.	Docket Number:
Respondent:	63553
<b>DENVER COUNTY BOARD OF COMMISSIONERS</b>	Schedule Number:
Attorney for Denver County Board of Commissioners of the City and County of Denver	02345-29-001-000
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	
<b>STIPULATION (AS TO TAX YEARS 2011 AND 2012 ACTUAL VALUE)</b>	

Petitioner, EPHRAIM LLC, and Respondent, DENVER COUNTY BOARD OF COMMISSIONERS OF THE CITY AND COUNTY OF DENVER, hereby enters into this Stipulation regarding the tax years 2011 and 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:

622 16th 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 years 2011 and 2012.

Land	\$	2,200,000.00
Improvements	\$	<u>2,599,700.00</u>
Total	\$	4,799,700.00

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:

Land	\$	2,200,000.00
Improvements	\$	<u>2,599,700.00</u>
Total	\$	4,799,700.00

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 years 2011 and 2012.

Land	\$	2,200,000.00
Improvements	\$	<u>2,500,000.00</u>
Total	\$	4,700,000.00

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

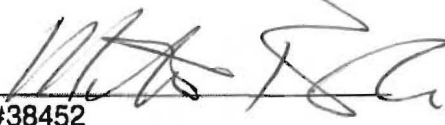
8. Both parties agree to be responsible for their own costs, expert and attorney fees, waiving any claim against each other for such, and agree that any hearing before the Board of Assessment Appeals not be scheduled or be vacated if already scheduled.

DATED this 4<sup>th</sup> day of June, 2014.

Agent/Attorney/Petitioner

  
By: \_\_\_\_\_  
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Board of County Commissioners of the  
City and County of Denver

  
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