

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 64070
Petitioner: LBA REALTY FUND II-WBP III LLC, v. Respondent: DENVER COUNTY BOARD OF EQUALIZATION.	
ORDER ON STIPULATION	

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.: 07091-00-012-000+1

Category: Valuation Property Type: Commercial Real
2. Petitioner is protesting the 2013 actual value of the subject property.
3. The parties agreed that the 2013 actual value of the subject property should be reduced to:

Total Value: \$24,500,000
 (Reference Attached Stipulation)
4. The Board concurs with the Stipulation.

ORDER:

Respondent is ordered to reduce the 2013 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 August 2014.

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

CM

Cara McKeller



BOARD OF ASSESSMENT APPEALS STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	
Petitioner: LBA REALTY FUND II-WBP III LLC	
v.	
Respondent: DENVER COUNTY BOARD OF EQUALIZATION	Docket Number: 64070
Attorney for Denver County Board of Equalization of the City and County of Denver	Schedule Numbers: 07091-00-012-000+1
City Attorney Charles T. Solomon #26873 Assistant City Attorney 201 West Colfax Avenue, Dept. 1207 Denver, Colorado 80202 Telephone: 720-913-3275 Facsimile: 720-913-3180	
STIPULATION (AS TO TAX YEAR 2013 ACTUAL VALUE)	

Petitioner, LBA REALTY FUND II-WBP III LLC, and Respondent, DENVER COUNTY BOARD OF EQUALIZATION OF THE CITY AND COUNTY OF DENVER, hereby enter into this Stipulation regarding the tax year 2013 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 properties subject to this Stipulation are described as:

4601 DTC BLVD
Denver, Colorado 80202

2. The subject properties are classified as commercial real property.

3. The County Assessor originally assigned the following actual value on the subject property for tax year 2013.

012		
Land	\$	4,278,400.00
Improvements	\$	<u>23,461,900.00</u>
Total	\$	27,740,300.00

044		
Land	\$	542,200.00
Improvements	\$	<u>25,600.00</u>
Total	\$	567,800.00

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:

012		
Land	\$	4,278,400.00
Improvements	\$	<u>20,270,600.00</u>
Total	\$	24,549,000.00

044		
Land	\$	542,200.00
Improvements	\$	<u>25,600.00</u>
Total	\$	567,800.00

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 2013.

012		
Land	\$	4,278,400.00
Improvements	\$	<u>19,653,800.00</u>
Total	\$	23,932,200.00

044		
Land	\$	542,200.00
Improvements	\$	<u>25,600.00</u>
Total	\$	567,800.00

6. The valuations, as established above, shall be binding only with respect to tax year 2013.

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

The actual income for the subject property during the base period supported 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 30th day of July, 2014.

Agent/Attorney/Petitioner

Board of Equalization of the City and
County of Denver

By: _____

Ian James
RYAN, LLC
5251 DTC PARKWAY, Suite 1045
Green Village, CO 80111
Telephone: (303) 222-1845

By: _____

Charles T. Solomon #26873
201 West Colfax Avenue, Dept. 1207
Denver, CO 80202
Telephone: 720-913-3275
Fax: 720-913-3180
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