



**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 17th day of October 2014.

**BOARD OF ASSESSMENT APPEALS**

*Diane M. DeVries*

\_\_\_\_\_  
Diane M. DeVries

*Debra A. Baumbach*

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

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

*CMK*

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



STATE OF COLORADO  
BOARD OF ASSESSMENT APPEALS  
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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>MP MEZZO APARTMENTS LLC</b>  v.  Respondent:  <b>DENVER COUNTY BOARD OF COMMISSIONERS</b> Attorney for Denver County Board of Commissioners of the City and County of Denver  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	Docket Number:  64465  Schedule Number:  05038-12-017-000
<b>STIPULATION (AS TO TAX YEAR 2013 ACTUAL VALUE)</b>	

Petitioner, MP MEZZO APARTMENTS LLC and Respondent, DENVER COUNTY BOARD OF COMMISSIONERS 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 property subject to this Stipulation is described as:

901 SHERMAN ST  
DENVER, CO

2. The subject property is classified as residential and non-residential mixed use real property.

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

Land	\$	2,536,900
Improvements	\$	<u>26,196,000</u>
Total	\$	28,732,900

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

Land	\$	2,536,900
Improvements	\$	<u>25,538,100</u>
Total	\$	28,075,000

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 2013.

Commercial		Residential	
Land	\$ 150,700	Land	\$ 2,386,200
Improvements	<u>\$ 834,000</u>	Improvements	<u>\$ 23,416,300</u>
TOTAL	\$ 984,700	TOTAL	\$ 25,802,500

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:

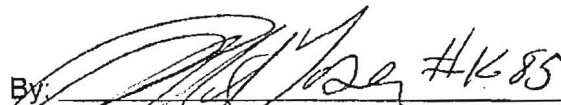
Revised market sales support a reduction.


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 7<sup>th</sup> day of October, 2014

Agent/Attorney/Petitioner

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

By:  #K-85  
Ronald Loser, Esq.  
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By:   
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Telephone: 720-913-3275  
Docket No. 64465

ATTACHMENT TO BAA 64465-2013 Schedule #05038-12-017-000

		TOTAL			
Old Land:	\$2,536,900	New Land:	\$2,536,900	Chg. Land:	\$0
Old Imps:	<u>\$25,538,100</u>	New Imps:	<u>\$24,250,300</u>	Chg. Imps:	<u>-\$1,287,800</u>
Total:	\$28,075,000	Total:	\$26,787,200	Total:	-\$1,287,800

		Commercial/Industrial - 29%				APPRAISER	<u>GAF</u>
Old Land:	\$150,700	New Land:	\$150,700	Chg. Land:	\$0	DATE	<u>9/30/14</u>
Old Imps:	<u>\$834,000</u>	New Imps:	<u>\$834,000</u>	Chg. Imps:	<u>\$0</u>		
Total:	\$984,700	Total:	\$984,700	Total:	\$0		

		Residential/Apartment - 7.96%				APPRAISER	<u>GAF</u>
Old Land:	\$2,386,200	New Land:	\$2,386,200	Chg. Land:	\$0	DATE	<u>9/30/14</u>
Old Imps:	<u>\$24,704,100</u>	New Imps:	<u>\$23,416,300</u>	Chg. Imps:	<u>-\$1,287,800</u>		
Total:	\$27,090,300	Total:	\$25,802,500	Total:	-\$1,287,800		

Tax Calculation:

Total Assessed Value:	\$2,339,440	
Mill Levy	x 83.09 (per \$1000)	
	<u>\$194,384.07</u>	