



**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 30th day of January 2015.

**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

*am*  
\_\_\_\_\_  
Cara McKeller



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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>SHEFA RAV INVESTMENTS LLC</b>	
v.	Docket Number:  64545
Respondent: <b>DENVER COUNTY BOARD OF COMMISSIONERS</b> Attorney for Denver County Board of Commissioners	Schedule Number:  01142-04-017-000
City Attorney  Mitch T. 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 YEAR 2011 AND 2012 ACTUAL VALUE)</b>	

Petitioner, SHEFA RAV INVESTMENTS LLC, and Respondent, DENVER COUNTY BOARD OF COMMISSIONERS, hereby enter into this Stipulation regarding the tax year 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:  
  
5450 Joliet St  
Denver, Colorado 80239
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 2011 and 2012:

Land	\$	251,700.00
Improvements	\$	<u>826,900.00</u>
Total	\$	1,078,600.00

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

Land	\$	251,700.00
Improvements	\$	<u>826,900.00</u>
Total	\$	1,078,600.00

5. After further review and negotiation, the Petitioner and Board of Commissioners of the City and County of Denver agree to the following actual value for the subject property for tax year 2011 and 2012:

Land	\$	251,700.00
Improvements	\$	<u>595,500.00</u>
Total	\$	847,200.00

6. The valuations, as established above, shall be binding only with respect to tax year 2011 and 2012.

7. Brief narrative as to why the reduction was made: A review of the income and expenses and occupancy of the subject property indicated a reduction in the value of the subject property.

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 12<sup>th</sup> day of January, 2015.

Agent/Attorney for Petitioner

Denver County Board of Commissioners

By: Todd J. Stevens

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