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| <b>BOARD OF ASSESSMENT APPEALS,<br/>STATE OF COLORADO</b><br>1313 Sherman Street, Room 315<br>Denver, Colorado 80203       | <b>Docket Number: 64858</b> |
| Petitioner:<br><b>URBAN HOLDINGS LLC,</b><br><br>v.<br><br>Respondent:<br><b>DENVER COUNTY BOARD OF<br/>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.: 05042-18-015-000**

**Category: Abatement      Property Type: Industrial**
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:            \$450,000**

(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 23rd day of October 2014.

**BOARD OF ASSESSMENT APPEALS**

*Debra A. Baumbach*  
Debra M. DeVries

*Debra M. DeVries*  
Debra A. Baumbach

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

*Cara McKeller*  
Cara McKeller



STATE OF COLORADO  
BD OF ASSESSMENT APPEALS

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| <b>BOARD OF ASSESSMENT APPEALS</b><br><b>STATE OF COLORADO</b><br>1313 Sherman Street, Room 315<br>Denver, Colorado 80203  |  |
| Petitioner:<br><br><b>URBAN HOLDINGS LLC</b>   |  |
| v.   | Docket Number:<br><br>64858              |
| Respondent:<br><br><b>DENVER COUNTY BOARD OF COMMISSIONERS</b>   | Schedule Number:<br><br>05042-18-015-000 |
| Attorney for Denver County Board of Commissioners<br><br>City Attorney<br><br>Mitch Behr #38452<br>Assistant City Attorney<br>201 West Colfax Avenue, Dept. 1207<br>Denver, Colorado 80202<br>Telephone: 720-913-3275<br>Facsimile: 720-913-3180 |  |
| <b>STIPULATION (AS TO TAX YEARS 2011 AND 2012 ACTUAL VALUE)</b>  |  |

Petitioner, URBAN HOLDINGS LLC, and Respondent, DENVER COUNTY BOARD OF COMMISSIONERS, hereby enter 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:  
  
1221 Pecos 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         | \$ | 150,600.00        |
| Improvements | \$ | <u>414,800.00</u> |
| Total        | \$ | 565,400.00        |

4. After appeal to the Board of Commissioners 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         | \$ | 150,600.00        |
| Improvements | \$ | <u>414,800.00</u> |
| Total        | \$ | 565,400.00        |

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 years 2011 and 2012.

|              |    |                   |
|--------------|----|-------------------|
| Land         | \$ | 150,600.00        |
| Improvements | \$ | <u>299,400.00</u> |
| Total        | \$ | 450,000.00        |

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:

A review of the sales in the subject's building indicated a lower value for 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 14<sup>th</sup> day of OCTOBER, 2014.

Agent/Attorney/Petitioner

Denver County Board of Commissioners

By: 

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