BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number:	67062
Petitioner: CHOP YARD 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 prope	erty is describ	ed as follows:		
	County Sch	edule No.:	02244-00-055-000		
	Category:	Valuation		Property Type:	Commercial
2.	Petitioner is p	protesting the	2015 actual value of	f the subject prope	erty.
3.	The parties a	greed that the	2015 actual value of	f the subject prop	erty should be reduced to:

Total Value: \$1,450,000

(Reference Attached Stipulation)

4. The Board concurs with the Stipulation.

ORDER:

Respondent is ordered to reduce the 2015 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 29th day of August 2016.

BOARD OF ASSESSMENT APPEALS

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Diane M. DeVries

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Debra A. Baumbach

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of Assessment Appeals.

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

Gordana Katardzic



STATE OF COLORADO OF ASSESSMENT APPEALS

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Petitioner:		
CHOP YARD LLC	Docket Number:	
Respondent:	67062 Schedule Number:	
DENVER COUNTY BOARD OF EQUALIZATION Attorney for Denver County Board of Equalization	02244-00-055-000	
City Attomey		
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 2015 ACTUAL VALUE)		

Petitioner, CHOP YARD LLC, and Respondent, DENVER COUNTY BOARD OF EQUALIZATION, hereby enter into this Stipulation regarding the tax year 2015 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:

3795 E 38th Ave 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 year 2015.

Land	\$ 282,000.00
Improvements	\$ 1,463,800.00
Total	\$ 1,745,800.00

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:

Land	\$ 282,000.00
Improvements	\$ 1,463,800.00
Total	\$ 1,745,800.00

5. After further review and negotiation, the Petitioner and Board of County Equalization of the City and County of Denver agree to the following actual value for the subject property for tax year 2015.

Land	\$ 282,000.00
Improvements	\$ 1,168,000.00
Total	\$ 1,450,000.00

6. The valuations, as established above, shall be binding only with respect to tax year 2015.

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 23th day of HUGUST, 2016.

Agent/Attomey/Petitioner

Denver County Board of Equalization

By:

Mike Walter 1st Net Real Estate Services 3333 S Wadsworth Blvd. Suite 105 Lakewood, CO 80227 Telephone: (720) 962-5750

By:

Charles T. Solomon #26873 201 West Colfax Avenue, Dept. 1207 Denver, CO 80202 Telephone: 720-913-3275 Docket No: 67062