

DATED AND MAILED this 29th day of August 2016.

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

G. Katardzic

Gordana Katardzic



2016 AUG 24 AM 11:26

| | |
|--|--|
| BOARD OF ASSESSMENT APPEALS STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203 | |
| Petitioner: CHOP YARD LLC | Docket Number: 67062 |
| v. | Schedule Number: 02244-00-055-000 |
| Respondent: DENVER COUNTY BOARD OF EQUALIZATION Attorney for Denver County Board of Equalization 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 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 | \$ | <u>1,463,800.00</u> |
| 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 | \$ | <u>1,463,800.00</u> |
| 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 | \$ | <u>1,168,000.00</u> |
| 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 23rd day of AUGUST, 2016.

Agent/Attorney/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