BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number:	67162
Petitioner:		
URBAN 1547 BLAKE STREET 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:

Subject prope	erty is describ	bed as follows:			
County Sch	edule No.:	02331-14-052-000			
Category:	Valuation	Р	roperty Type:	Commercial	
Petitioner is protesting the 2015 actual value of the subject property.					

3. The parties agreed that the 2015 actual value of the subject property should be reduced to:

Total Value: \$24,250,000

(Reference Attached Stipulation)

4. The Board concurs with the Stipulation.

ORDER:

1.

2.

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 16th day of March 2016.

BOARD OF ASSESSMENT APPEALS

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Diane M. DeVries

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Debra A. Baumbach

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

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Gordana Katardzic



STATE OF COLORADO BD OF ASSESSMENT APPEALS

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Petitioner:	
URBAN-1547 BLAKE STREET LLC	Docket Number:
v. Respondent:	67162
DENVER COUNTY BOARD OF EQUALIZATION	Schedule Number:
Attorney for Denver County Board of Equalization	02331-14-052-000
City Attomey	
Mitch Behr #38452 Assistant City Attomey 201 West Colfax Avenue, Dept. 1207 Denver, Colorado 80202 Telephone: 720-913-3275 Facsimile: 720-913-3180	
STIPULATION (AS TO TAX YEAR 2015 ACT	UAL VALUE)

Petitioner, URBAN-1547 BLAKE STREET 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:

1547 Blake 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 year 2015.

Land	\$ 1,657,500.00
Improvements	\$ 23,382,700.00
Total	\$ 25,040,200.00

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	\$ 1,657,500.00
Improvements	\$ 23,382,700.00
Total	\$ 25,040,200.00

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

Land	\$ 1,657,500.00
Improvements	\$ 22,592,500.00
Total	\$ 24,250,000.00

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 sale comparables for 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 <u>4th</u> day of <u>March</u>, 2016.

Agent/Attomay/Petitioner

Denver County Board of Equalization

By: M. Van Druelaan

Michael Van Donselaar Duff & Phelps Colorado 1200 17th St #990 Denver, CO 80202 Telephone: (303) 749-9034

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By:

Mitch/Béhr #38452 201 West Colfax Avenue, Dept. 1207 Denver, CO 80202 Telephone: 720-913-3275 Docket No: 67162