# BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO

1313 Sherman Street, Room 315 Denver, Colorado 80203

Petitioner:

1452 LAWRENCE 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 property is described as follows: 1.

County Schedule No.:

02345-37-123-000

Category: Valuation

Property Type: Commercial

Docket Number: 67164

- 2. 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:** 

\$2,994,000

(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 19th day of February 2016.

#### **BOARD OF ASSESSMENT APPEALS**

Diane M. DeVries

Diane M. DeVries

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

Debra A. Baumbach

Tisha Luna

of Assessment Appeals.



# BD OF ASSESSMENT APPEALS

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BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO

1313 Sherman Street, Room 315 Denver, Colorado 80203

Petitioner:

1452 LAWRENCE LLC

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Respondent:

**DENVER COUNTY BOARD OF EQUALIZATION** 

Attorney for Denver County Board of Equalization of the City and County of Denver

City Attomey

Mitch Behr #38452 Assistant City Attorney

201 West Colfax Avenue, Dept. 1207

Denver, Colorado 80202 Telephone: 720-913-3275 Facsimile: 720-913-3180 Docket Number:

67164

Schedule Number:

02345-37-123-000

STIPULATION (AS TO TAX YEAR 2015 ACTUAL VALUE)

Petitioner, 1452 LAWRENCE LLC and Respondent, DENVER COUNTY BOARD OF EQUALIZATION OF THE CITY AND COUNTY OF DENVER, 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:

The property subject to this Stipulation is described as:

1452 Lawrence St Denver, CO

- 2. The subject property is classified as non-residential real property.
- 3. The County Assessor originally assigned the following actual value on the subject property for tax year 2015.

Land	\$ 5,988,000
Improvements	\$ 0
Total	\$ 5,988,000

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	\$ 5,988,000
Improvements	\$ 0
Total	\$ 5,988,000

5. After further review and negotiation, 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	\$ 2,994,000
Improvements	\$ 0
Total	\$ 2,994,000

- 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:

Further consideration of the subject parcel's deed restrictions resulted in a reduction.

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 12th day of February, 2016.

Agent/Attorney/Petitioner

Board of Equalization of the City and County of Denver

By: Fix Van Van Vande Michael Van Donselaar Duff and Phelps LLC 1200 17th Street, #990 Denver, CO 80202

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Docket No. 67164