# BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203 Petitioner: COMMONS 19 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 property is described as follows:

County Schedule No.: 02332-11-017-017

Category: Valuation Property Type: Commercial

- 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: \$18,800,000

(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 16th day of March 2016.

### **BOARD OF ASSESSMENT APPEALS**

Diane M. DeVries

Sura a Baumbach

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

Debra A. Baumbach

Gordana Katardzic

## STATE OF COLORADO BD OF ASSESSMENT APPEALS

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	BOARD OF ASSESSMENT APPEALS STATE OF COLORADO	
	1313 Sherman Street, Room 315	
	Denver, Colorado 80203	
	Petitioner:	_
ĺ	COMMONS 19 LLC	,
	V.	Docket Number:
		67173
	Respondent:	Schedule Number:
	DENVER COUNTY BOARD OF EQUALIZATION	00000 44 047 047
	Attorney for Denver County Board of Equalization	02332-11-017-017
	City Attomey	
	Charles T. Solomon #26873	U
	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 ACT	ΊΙΔΙ VΔΙΤΙΕΊ
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Petitioner, COMMONS 19 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:

1515 Delgany 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 \$ 1,561,800.00 Improvements \$ 4,961,900.00 Total \$ 6,523,700.00

4. After appeal to the Board of Equalization 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 \$ 1,561,800.00 Improvements \$ 17,519,000.00 Total \$ 19,080,800.00

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 year 2015.

Land \$ 1,561,800.00 Improvements \$ 17,238,200.00 Total \$ 18,800,000.00

- 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 4th day of	March , 2016.
Agent/Attomey/Petitioner	Denver County Board of Equalization
By: M. Van Donelon	By:
Michael Van Donselaar Duff & Phelps Colorado 1200 17 <sup>th</sup> St #990 Denver, CO 80202 Telephone: (303) 749-9034	Charles T. Solomon #26873 201 West Colfax Avenue, Dept. 1207 Denver, CO 80202 Telephone: 720-913-3275 Docket No: 67173