BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO

1313 Sherman Street, Room 315 Denver, Colorado 80203

Petitioner:

HIGHLAND PLACE ON 38TH LLC -

٧.

Respondent:

DENVER COUNTY BOARD OF EQUALIZATION

ORDER ON STIPULATION

Docket Number: 67181

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.: 02292-03-036-000

Category: Valuation Property Type: Mixed Use

- 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: \$14,715,800

(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

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Delra a Boumbach 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

Gordana Katardzic

STATE OF COLORADO BD OF ASSESSMENT APPEALS

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HIGHLAND PLACE ON 38TH LLC

V.

Respondent:

DENVER COUNTY BOARD OF EQUALIZATION

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

City Attorney

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:

67181

Schedule Number:

02292-03-036-000

STIPULATION (AS TO TAX YEAR 2015 ACTUAL VALUE)

Petitioner, HIGHLAND PLACE ON 38TH 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:

1. The property subject to this Stipulation is described as:

3372 W 38th Ave Denver, CO

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

Land	\$ 1,015,300
Improvements	\$ 15,826,300
Total	\$ 16,841,600

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	\$ 1,015,300
Improvements	\$ 15,826,300
Total	\$ 16,841,600

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 (separated by non-residential and residential uses).

Non-Residential:	
Land	\$ 91,400
Improvements	\$ 2,024,400
Total	\$ 2,115,800
Residential:	
Land	\$ 923,900
Improvements	\$ 11,676,100
Total	\$ 12,600,000

- 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:

A further review of appropriate subject characteristics applied to residential market data indicates 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 9th day of March 2016.

AgenVAttomey/Petitioner

By: M. Van Derector Michael Van Donselaar Duff & Phelps LLC 1200 17th Street, Suite 990 Denver, Colorado 80202 Board of Equalization of the City and County of Denver

Mitch Behr #3B452

201 West Colfax Avenue, Dept. 1207

Denver, CO 80202

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