BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO

1313 Sherman Street, Room 315 Denver, Colorado 80203

Petitioner:

COMMONS 19 LLC-

٧.

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.:

02332-11-015-015

Category: Valuation

Property Type: Commercial

Docket Number: 67182

- 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:

\$110,333,600

(Reference Attached Stipulation)

The Board concurs with the Stipulation. 4.

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 May 2016.

BOARD OF ASSESSMENT APPEALS

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

Debra A. Baumbach

Diane M. DeVries

Gordana Katardzic

of Assessment Appeals.

STATE OF COLORADO BO OF ASSESSMENT APPEALS

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STATE OF COLORADO			
1313 Sherman Street, Room 315			
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Petitioner:			
COMMONS 19 LLC			
	Docket Number:		
v ,	67182		
Respondent:	5.1.5		
	Schedule Number.		
DENVER COUNTY BOARD OF EQUALIZATION			
Attorney for Denver County Board of Equalization	02332-11-015-015		
City Attorney			
Charles T. Solomon #26873			
Assistant City Attorney			
201 West Colfax Avenue, Dept. 1207			
Denver, Colorado 80202			
Telephone: 720-913-3275			
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STIPULATION (AS TO TAX YEAR 2015 ACTUAL VALUE)			

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:

1900 16th St Denver, Colorado

2. The subject property is classified as commercial real property.

 The County Assessor originally assigned the following actual value on the subject property for tax year 2015.

Land \$ 15,530,500.00 | mprovements \$ 128,750,100.00 | Total \$ 144,280,600.00

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 \$ 15,530,500.00 Improvements \$ 99,672,700.00 Total \$ 115,203,200.00

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 \$ 15,530,500.00 Improvements \$ 94,803,100.00 Total \$ 110,333,600.00

- The valuations, as established above, shall be binding only with respect to tax year 2015.
 - 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
attome	y fees	, waiving any claim against each other for such, and agree that any
hearing	befor	e the Board of Assessment Appeals not be scheduled or be vacated if
already	sche	duled.

DATED this 5th day of May	, 2016.
Agent/Attomey/Petitioner	Denver County Board of Equalization
By: M. Van Donaloss	By: Ofton
Michael Van Donselaar Duff & Phelps Colorado	Charles T. Solomon #26873 201 West Colfax Avenue, Dept. 1207

1200 17th St #990 Denver, CO 80202 Telephone: (303) 749-9034