# **BOARD OF ASSESSMENT APPEALS,** STATE OF COLORADO

1313 Sherman Street, Room 315 Denver, Colorado 80203

Petitioner:

6709 38TH AVE 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.:

01204-22-013-000

Category: Valuation

Property Type: Commercial

Docket Number:

67200

- 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:

\$416,000

Total Value:

(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 3rd day of March 2016.

### **BOARD OF ASSESSMENT APPEALS**

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

of Assessment Appeals.

Katarah

Gordana Katardzic

Diane M. DeVries

Debra A. Baumbach



## 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: 6709 38 <sup>TH</sup> AVE LLC	Docket Number:
v. Respondent:	67200
DENVER COUNTY BOARD OF EQUALIZATION  Attorney for Denver County Board of Equalization of the City and County of Denver	Schedule Number: , 01204-22-013-000
City Attorney	
Charles T. Solomon #26873 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 ACTUAL VALUE)

Petitioner, 6709 38<sup>TH</sup> AVE 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:

6711 E 38<sup>TH</sup> AVE 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	\$ 159,300.00
Improvements	\$ 312,700.00
Total	\$ 472,000.00

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	\$ 159,300.00
Improvements	\$ 277,500.00
Total	\$ 436,800.00

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	\$ 159,300.00
Improvements	\$ 256,700.00
Total	\$ 416,000.00

- 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 expenses and occupancy of 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 22 day of February , 2016.

Agent/Attorney/Petitioner

Dariush Bozorgpour

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Board of Equalization of the City and County of Denver

Ву:

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Docket No: 67200