BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO

1313 Sherman Street, Room 315 Denver, Colorado 80203

Petitioner:

GOLDEN TRIANGLE DEVELOPMENT -

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:

1. Subject property is described as follows:

County Schedule No.:

05033-23-047-000

Category: Valuation

Property Type: Commercial

Docket Number: 67251

- Petitioner is protesting the 2015 actual value of the subject property. 2.
- 3. The parties agreed that the 2015 actual value of the subject property should be reduced to:

Total Value:

\$2,300,000

(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 15th day of August 2016.

BOARD OF ASSESSMENT APPEALS

Dearen Willia

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



2016 AUG -9 AH 10: 32

BOARD OF ASSESSMENT APPEALS STATE OF COLORADO				
1313 Sherman Street, Room 315				
the same of the sa				
Denver, Colorado 80203				
Petitioner:				
GOLDEN TRIANGLE DEVELOPMENT				
	Docket Number:			
V.				
	67251			
Respondent:				
and the second s	Schedule Number:			
DENVER COUNTY BOARD OF EQUALIZATION	A 1994 - 1995 - 1			
Attorney for Denver County Board of Equalization	05033-23-047-000			
City Attorney				
1900 A 200 - 1878 S 20				
Mitch Behr #38452	-			
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, GOLDEN TRIANGLE DEVELOPMENT, 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 and Respondent agree and stipulate as follows:

The property subject to this Stipulation is described as:

1199 Bannock Street Denver, Colorado

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 \$ 1,275,000.00 Improvements \$ 1,245,500.00 Total \$ 2,520,500.00

4. After appeal to the Board of County Equalization of the City and County of Denver, the Board of County Equalization of the City and County of Denver valued the subject property as follows:

Land \$ 1,275,000.00 | Improvements \$ 1,245,500.00 | Total \$ 2,520,500.00

 After further review and negotiation, the Petitioner and Board of County Equalization of the City and County of Denver agree to the following actual value for the subject property for tax year 2015:

> Land \$ 1,275,000.00 Improvements \$ 1,025,000.00 Total \$ 2,300,000.00

- 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.

	,	1		
DATED th	nia 5	day of	Ann for	, 2016.
	119	uay u.	111E11	, 2010.

Agent/Attorney/Petitioner

Ву:

David Johnson

Joseph C. Sansone Company

18040 Edison Ave.

Saint Louis, MO 63005

Telephone: (636) 733-5455

Denver County Board of Equalization

By:

Mitch Behr #38452

Assistant City Attorney

201 West Colfax Avenue, Dept. 1207

Denver, CO 80202

Telephone: 720-913-3275

Docket No: 67251