BOARD OF ASSESSMENT APPEALS, Docket Number: 67252 STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203 Petitioner: LAWRENCE LAND TRUST LLC V. Respondent: DENVER COUNTY BOARD OF EQUALIZATION ORDER ON STIPULATION 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:

۱.	Subject property is described as follows:				
	- and a second s	No.: 02342-36-025-0	00 Property Type:	Commercial	
2.	Petitioner is protesting the 2015 actual value of the subject property.				
3.	The parties agreed	that the 2015 actual value	e of the subject prop	erty should be reduced to:	

Total Value: \$696,800

(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 20th day of May 2016.

BOARD OF ASSESSMENT APPEALS

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Diane M. DeVries

Silva a Baumbach

Debra A. Baumbach

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

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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:	
LAWRENCE LAND TRUST LLC	
	Docket Number:
v .	
	67252
Respondent:	
	Schedule Number:
DENVER COUNTY BOARD OF EQUALIZATION	
Attorney for Denver County Board of Equalization of the	02342-36-025-000
City and County of Denver	
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Denver, Colorado 80202	
Telephone: 720-913-3275	
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STIPULATION (AS TO TAX YEAR 2015 ACTUAL VALUE)

Petitioner, LAWRENCE LAND TRUST 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:

1201 20TH St Denver, CO 2. The subject property is classified as mixed use non-residential property.

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

Land	\$ 766,500
Improvements	\$ 1,000
Total	\$ 767,500

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	\$ 766,500
Improvements	\$ 1,000
Total	\$ 767,500

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).

Land	\$ 695,800
Improvements	\$ <u>1,000</u>
Total	\$ 696,800

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:

Review of additional comparable sales supports a reduction in value.

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 _____ day of ______ ., 2016.

Agent/Attomey/Petitioner

By:

David Johnson Joseph C. Sansone Company 18040 Edison Avenue Chesterfield, MO 63005 Telephone: 636-733-5455 Email: djohnson@jcsco.com

Board of Equalization of the City and County of Denver

Bv:

Charles T. Solomon #26873 201 West Colfax Avenue, Dept. 1207 Denver, CO 80202 Telephone: 720-913-3275 Docket No. 67252