BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315

Denver, Colorado 80203

Petitioner:

EMERSON STREET ASSOCIATES LLC-

v.

Respondent:

DENVER COUNTY BOARD OF EQUALIZATION

ORDER ON STIPULATION

Docket Number: 67479

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.: 05022-25-010-000

Category: Valuation Property Type: Residential

- 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: \$1,416,000

(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 24th day of February 2016.

BOARD OF ASSESSMENT APPEALS

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Diane M. De Vries

Delra 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

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BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO

1313 Sherman Street, Room 315 Denver, Colorado 80203

Petitioner:

EMERSON STREET ASSOCIATES LLC

٧.

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:**

67479

Schedule Number:

05022-25-010-000

STIPULATION (AS TO TAX YEAR 2015 ACTUAL VALUE)

Petitioner, ALBION STREET ASSOCIATES, 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:

1236 Emerson Street Denver, Colorado 80218

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

Land \$ 362,400.00 Improvements \$ 1,177,800.00 Total \$ 1,540,200.00

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 \$ 362,400.00 | Improvements \$ 1,113,600.00 | Total \$ 1,476,000.00

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 \$ 362,400.00 improvements \$ 1,053,600.00 Total \$ 1,416,000.00

- See page four for value breakdown
- 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:

Further research into comparable sales of similar age, year of construction, and size, in the subject's immediate area, indicated a decrease 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/Attorney/Petitioner

Denver County Board of Equalization

By:

Mike Miller

Berenbaum Weinshienk, P.C.

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Ву:

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ATTACHMENT TO BOAA #67479

TOTAL

Old Land: \$362,400 New Land: \$362,400 Chg. Land: \$0 Old Imps: \$1,117,800 \$1,053,600 Chg. Imps: New Imps: -\$124,200 Total: \$1,540,200 Total: \$1,416,000 Total: -\$124,200