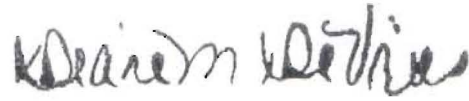


DATED AND MAILED this 24th day of February 2016.

BOARD OF ASSESSMENT APPEALS



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



STATE OF COLORADO
BD OF ASSESSMENT APPEALS

2016 FEB 17 AM 10:20

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	Docket Number: 67479
Attorney for Denver County Board of Equalization of the City and County of Denver	Schedule Number: 05022-25-010-000
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	
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	\$	<u>1,177,800.00</u>
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	\$	<u>1,113,600.00</u>
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	\$	<u>1,053,600.00</u>
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 12th day of February, 2016.

Agent/Attorney/Petitioner

Denver County Board of Equalization

By:



Mike Miller
Berenbaum Weinshienk, P.C.
370 17th Street, 4800
Denver, CO 80202-5698
Telephone: (303) 825-0800

By:



Mitch Behr #38452
201 West Colfax Avenue, Dept. 1207
Denver, CO 80202
Telephone: 720-913-3275
Docket No: 67479

ATTACHMENT TO BOAA #67479

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