BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number:	67615
Petitioner: 1401 ZUNI INVESTMENTS 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.:	05042-03-007-000+4		
	Category: Valuation	Property Type:	Commercial	
2.	Petitioner is protesting the	2015 actual value of the subject prope	erty.	

3. The parties agreed that the 2015 actual value of the subject property should be reduced to:

Total Value:\$2,369,200(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** 

Dearin Divine

Diane M. DeVries

Jelra a Baumbach

Debra A. Baumbach

G. Katarden

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

Gordana Katardzic

of Assessment Appeals.



## STATE OF COLORADO BD OF ASSESSMENT APPEALS

## 2016 MAY 17 AM 9: 19

BOARD OF ASSESSMENT APPEALS STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	
Petitioner:	
1401 ZUNI INVESTMENTS, LLC	Docket Number:
( <b>v</b> .	07015
Respondent:	67615 Schedule Number:
DENVER COUNTY BOARD OF EQUALIZATION	
Attorney for the Denver County Board of Equalization of the City and County of Denver	05042-03-007-000+4
City Attorney	
Charles T. Solomon #26873	
Assistant City Attomey	
201 West Colfax Avenue, Dept. 1207	
Denver, Colorado 80202 Telephone: 720-913-3275	
Facsimile: 720-913-3180	
STIPULATION (AS TO TAX YEAR 2015 ACT	ŪAL VALUE)

Petitioner, 1401 ZUNI INVESTMENTS, 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:

1401 Zuni St 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.

05042-11-018-0 Land Improvements Total	000 \$ \$ \$	74,000.00 <u>0.00</u> 74,000.00
05042-11-020-0 Land Improvements Total	000 \$ \$ \$	169,600.00 <u>0.00</u> 169,600.00
05042-03-007-0 Land Improvements Total	000 \$ \$ \$	1,067,800.00 <u>207,800.00</u> 1,275,600.00
05042-03-015-0 Land Improvements Total	000 \$ \$ \$	867,800.00 <u>97,200.00</u> 965,000.00
05042-03-016-0 Land Improvements Total	000 \$ \$ \$	707,500.00 <u>1,332,500.00</u> 2,040,000.00

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:

05042-11-018-0	000	
Land	\$	74,000.00
Improvements	\$	0.00
Total	\$	74,000.00

05042-11-020-0 Land Improvements Total	00 \$ \$ \$	169,600.00 <u>0.00</u> 169,600.00
05042-03-007-0 Land Improvements Total	00 \$ \$ \$	1,067,800.00 <u>1,000.00</u> 1,068,800.00
05042-03-015-0 Land Improvements Total	100 \$ \$ \$	867,800.00 <u>1,000.00</u> 868,800.00
05042-03-016-0 Land Improvements Total	000 \$ \$ \$	707,500.00 <u>1,332,500.00</u> 2,040,000.00

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

05042-11-018-0 Land Improvements Total	00 \$ \$ \$	37,000.00 <u>0.00</u> 37,000.00
05042-11-020-0 Land Improvements Total	100 \$ \$ \$	84,800.00 <u>0.00</u> 84,800.00
05042-03-007-0 Commercial Land Improvements Lotal	900 C \$ \$ \$	8 R 485,900.00 <u>69,000.00</u> 554,900.00

Residential Land Improvements Total	\$ \$ \$	48,000.00 <u>1,000.00</u> 49,000.00
05042-03-015-0 Land Improvements Total	)00 \$ \$ \$	488,600.00 <u>71,400.00</u> 560,000.00
05042-03-016-0 Land Improvements Total	000 \$ \$ \$	424,500.00 <u>659.000.00</u> 1,083,500.00

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 Ut day of Mar \_\_\_\_, 2016.

Agent/Attorney/Petitioner

BVG

Kendra Goldstein Sterling Property Tax Specialists, Inc. 950 S Cherry St Suite 320 Denver, CO 80246 Telephone: 303-757-8865

Denver County Board of Equalization of the City and County of Denver

Ву:

Charles T. Solomon #26873 201 West Colfax Avenue, Dept. 1207 Denver, CO 80202 Telephone: 720-913-3275 Docket No: 67615