BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203		Docket Number:	67651
Petitioner: SUN EMPIRE 2496, LLC -			
v. Respondent: DENVER COUNTY BOARD OF EQUAL:	IZATION		
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.:

05084-10-024-000

Category: Valuation

Property Type: Other (INDUSTRIAL)

- 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:

\$1,019,200

(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 9th day of August 2016.

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

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BOARD OF ASSESSMENT APPEALS

Diane M. DeVries

Julia a Baumbach

Debra A. Baumbach



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Respondents	67651			
Respondent:	Schedule Number:			
DENVER COUNTY BOARD OF EQUALIZATION				
Attorney for Denver County Board of Equalization	05084-10-024-000			
City Attorney				
Mitch Behr #38452				
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 ACTUAL VALUE)				

Petitioner, SUN EMPIRE 2496, LLC 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:

2496 W 2nd Ave 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.

Land \$ 492,400 | Improvements \$ 609,700 | Total \$ 1,102,100

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 \$ 492,400 Improvements \$ 609,700 Total \$ 1,102,100

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 \$ 492,400 Improvements \$ 526,800 Total \$ 1,019,200

- 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 the income and expense information for the subject property indicated that reduction was warranted.

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 4th day of August, 2016.

Agent/Attorney/Petitioner

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Denver County Board of Equalization

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