BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO

1313 Sherman Street, Room 315 Denver, Colorado 80203

Petitioner:

LULUS PLAZAS LIMITED LIABILITY -

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	proporty	10	dacaribad	00	follower
1.	Subject	property	12	described	as	IOHOWS.

County Schedule No.: 05111-35-026-000 Category: Valuation Property Type: Commercial

- 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: \$13,567,000

(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.

Docket Number: 67677

DATED AND MAILED this 18th day of April 2016.

BOARD OF ASSESSMENT APPEALS

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Diane M. DeVries

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Debra A. Baumbach

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of Assessment Appeals.

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

Gordana Katardzic



STATE OF COLORADO ED OF ASSESSMENT AFPEALS

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BOARD OF ASSESSMENT APPEALS STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	
Petitioner:	
LULUS PLAZAS LIMITED LIABILITY	Docket Number:
v.	67677
Respondent:	Schedule Number:
DENVER COUNTY BOARD OF EQUALIZATION	
Attorney for Denver County Board of Equalization of the City and County of Denver	05111-35-026-000
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 ACT	UAL VALUE)

Petitioner, LULUS PLAZAS LIMITED LIABILITY, 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:

201 University Blvd 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	\$ 15,504,000.00
Improvements	\$ 1,000.00
Total	\$ 15,505,000.00

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:

Land	\$ 15,504,000.00
Improvements	\$ 1,000.00
Total	\$ 15,505,000.00

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	\$ 13,566,000.00
Improvements	\$ 1,000.00
Total	\$ 13,567,000.00

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 30 day of Manch , 2016.

Agent/Attorney/Petitioner

By:

Steve Letman Consultus Asset Valuation 68 Inverness Lane East #105 Englewood, CO 80112 Telephone: 303-770-2420 Board of Equalization of the City and County of Denver

By: Mitch Behr #38452

201 West Colfax Avenue, Dept. 1207 Denver, CO 80202 Telephone: 720-913-3275 Docket No: 67677