# BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO

1313 Sherman Street, Room 315 Denver, Colorado 80203

Petitioner:

COLORADO BOULEVARD INVESTMENT CO. -

٧.

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.:

05241-01-034-000+1

Category: Valuation

Property Type: Commercial

Docket Number: 67691

- 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:** 

\$1,622,400

(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 11th day of April 2016.

#### **BOARD OF ASSESSMENT APPEALS**

Dearen Wilher
Diane M. DeVries
Dura a. Baumbach I hereby certify that this is a true and correct copy of the decision of the Board

Debra A. Baumbach

Gordana Katardzic

of Assessment Appeals.

STATE OF COLORADO BD OF ASSESSMENT APPEALS

### 2016 MAR 29 AM 9: 19

BOARD OF ASSESSMENT APPEALS STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203

Petitioner:

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COLORADO BOULEVARD INVESTMENTS CO.

Respondent:

**DENVER COUNTY BOARD OF EQUALIZATION** 

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

City Attorney

Charles T. Solomon #26873 Assistant City Attorney 201 West Colfax Avenue, Dept. 1207 Denver, Colorado 80202

Telephone: 720-913-3275 Facsimile: 720-913-3180 Docket Number:

67691

Schedule Number:

05241-01-034-000+1

STIPULATION (AS TO TAX YEAR 2015 ACTUAL VALUE)

Petitioner, COLORADO BOULEVARD INVESTMENT CO., 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:

1161 & 1195 S Colorado 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.

-034 Land Improvements Total	6 <del>9</del> 69 69	686,300.00 . <u>0.00</u> 686,300.00
-040		
Land	\$	856,700.00
Improvements	\$	142,600.00
Total	\$	999,300.00

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:

-034 Land Improvements Total	\$ \$ \$	686,300.00 0.00 686,300.00
-010		
Land	\$	856,700.00
Improvements	\$	142,600.00
Total	\$	999,300.00

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.

-034	
Land	\$ 686,300.00
Improvements	\$ 0.00
Total	\$ 686.300.00

-040

Land \$ 856,700.00 Improvements \$ 79,400.00 Total \$ 936,100.00

- 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 day of 2016.

Agent/Attorney/Petitioner

Jason Letman

By:

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:

Charles T. Solomon #26873

201 West Colfax Avenue, Dept. 1207

Denver, CO 80202

Telephone: 720-913-3275

Docket No: 67691