BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO

1313 Sherman Street, Room 315 Denver, Colorado 80203

Petitioner:

EAST 38TH AVENUE PROPERTIES -

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:

Subject property is described as follows: 1.

County Schedule No.: 02243-00-039-000+5

Category: Valuation

Property Type: Commercial

Docket Number: 67710

- 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:

\$4,000,000

(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.

DATED AND MAILED this 13th day of June 2016.

BOARD OF ASSESSMENT APPEALS

Deard DeVries

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

Debra A. Baumbach

of Assessment Appeals.

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BOARD OF ASSESSMENT APPEALS			
STATE OF COLORADO			
1313 Sherman Street, Room 315 Denver, Colorado 80203			
Deriver, Colorado 60203			
Petitioner:			
EAST 38TH AVENUE PROPERTIES			
End of Marion Indian	Docket Number:		
V.			
	67710		
Respondent:			
	Schedule Number:		
DENVER BOARD OF EQUALIZATION			
Attorney for Denver County Board of Equalization of the City and County of Denver	02243-00-039-000+5		
City Attacks			
City Attorney			
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Charles T. Solomon #26873			
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, EAST 38TH AVENUE PROPERTIES, 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:

3821 – 3851 Steele 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.

\$ \$ \$	511,100.00 <u>1,000,200.00</u> 1,511,300.00
\$ \$	383,500.00 1,127,800.00 1,511,300.00
\$ \$ \$	383,500.00 1,214,300.00 1,597,800.00
\$ \$	383,500.00 <u>1,000.00</u> 384,500.00
\$ \$ \$	383,600.00 1,000.00 384,600.00
\$\$\$	519,400.00 1,034,500.00 1,553,900.00

4. After appeal to the Denver Board of Equalization of the City and County of Denver, the Denver Board of Equalization of the City and County of Denver valued the subject property as follows:

-039 Land Improvements Total	\$ \$ \$	511,100.00 <u>1,000,200.00</u> 1,511,300.00
-040 Land Improvements Total	\$ \$ \$	383,500.00 1,127,800.00 1,511,300.00
-041 Land Improvements Total	\$ \$ \$	383,500.00 1,214,300.00 1,597,800.00
-042 Land Improvements Total	\$ \$ \$	383,500.00 <u>1,000.00</u> 384,500.00
-043 Land Improvements Total	\$ \$	383,600.00 <u>1,000.00</u> 384,600.00
-044 Land Improvements Total	\$ \$ \$	519,400.00 1,034,500.00 1,553,900.00

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

-039 Land Improvements Total	\$ \$ \$	511,100.00 <u>515,900.00</u> 1,027,000.00
-040 Land Improvements Total	\$ \$ \$	383,500.00 438,500.00 822,000.00
-041 Land Improvements Total	\$ \$ \$	383,500.00 438,500.00 822,000.00
-042 Land Improvements Total	\$ \$	364,100.00 <u>1,000.00</u> 365,100.00
-043 Land Improvements Total	\$ \$ \$	364,100.00 <u>1,000.00</u> 365,100.00
-044 Land Improvements Total	\$ \$ \$	519,400.00 <u>79,400.00</u> 598,800.00

- 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 31 day of June, 2016.

Agent/Attorney/Petitioner

Jason Letman

Consultus Asset Valuation 68 Inverness Asset Valuation Englewood, CO 80112

Telephone: 303-770-2420

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

By:

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Docket No: 67710