BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number:	67826
Petitioner: RALSTON PURINA COMPANY -		
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.:02231-21-014-000+10Category:ValuationProperty 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: \$9,869,200

(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 15th day of July 2016.

BOARD OF ASSESSMENT APPEALS

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Diane M. DeVries

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Debra A. Baumbach

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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 BO OF ASSESSMENT APPEAL

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RALSTON PURINA COMPANY	
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	67826
Respondent:	Schedule Number:
DENVER COUNTY BOARD OF EQUALIZATION	Schedule Mumber,
Attomey for Denver County Board of Equalization of the City and County of Denver	02231-21-014-000+10
City Attorney	
<i>x</i>	
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201 West Colfax Avenue, Dept. 1207	
Denver, Colorado 80202	
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Facsimile: 720-913-3180	۲۰۰۰۰۰۰۰۰۰۰۰۰۰۰۰۰۰۰۰۰۰۰۰۰۰۰۰۰۰۰۰۰۰۰۰
STIDUE ATION (AS TO TAX VEAD 2015 ACT	

STIPULATION (AS TO TAX YEAR 2015 ACTUAL VALUE)

Petitioner, RALSTON PURINA COMPANY 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:

4555 York St Denver, CO 2. The subject property is classified as commercial property.

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3. The County Assessor originally assigned the following actual value on the subject property for tax year 2015.

Land	\$ 4,199,900
Improvements	\$ 7,008,900
Total	\$ 11,208,800

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	\$ 4,199,900
Improvements	\$ 6,129,700
Total	\$ 10,329,600

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 (separated by non-residential and residential uses).

-25-017 Land Improvements Total	\$ \$ \$	216,300 <u>38,300</u> 254,600
-25-018 Land Improvements Total	() ()	12,500 <u>00</u> 12,500
-26-025 Land Improvements Total	\$} \$} \$}	270,000 <u>42,700</u> 312,700

-30-013 Land Improvements Total	\$ \$	56,500 <u>00</u> 56,500
-31-014 Land Improvements Total	\$ \$ \$	45,000 <u>15,300</u> 60,300
-31-016 Land Improvements Total	(\$ (\$ (\$	165,000 <u>56,000</u> 221,000
-28-018 Lanđ Improvements Total	\$ \$ \$	735,400 <u>3,097,000</u> 3,832,400
-30-010 Land Improvements Total	9 9 9	49,400 <u>131,700</u> 181,100
-00-061 Land Improvements Total	\$ \$ \$	879,200 <u>00</u> 879,200
-29-008 Land Improvements Total	\$ \$ \$	31,700 <u>4,600</u> 36,300

21-014	
Land	\$ 1,738,900
Improvements	\$ 2,283,700
Total	\$ 4,022,600

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 overall condition and utility of the subject property warranted a reduction in value.

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.

2016. DATED this dav of

Agent/Attorney/Petitioner

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Attorneys for Agent

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Marvin F. Poer and Company

Brian A. Magoon, #9072 Robinson Waters & O'Dorisio, P.C. 1099 18th Street, Suite 2600 Denver, CO 80202 Denver County 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. 67826