

DATED AND MAILED this 15th day of July 2016.

BOARD OF ASSESSMENT APPEALS

Diane M. DeVries

Diane M. DeVries

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

Debra A. Baumbach

Debra A. Baumbach

G. Katardzic

Gordana Katardzic



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BOARD OF ASSESSMENT APPEALS STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	
Petitioner: RALSTON PURINA COMPANY	
v.	
Respondent: DENVER COUNTY BOARD OF EQUALIZATION	Docket Number: 67826
Attorney for Denver County Board of Equalization of the City and County of Denver	Schedule Number: 02231-21-014-000+10
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	
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.
3. The County Assessor originally assigned the following actual value on the subject property for tax year 2015.

Land	\$	4,199,900
Improvements	\$	<u>7,008,900</u>
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	\$	<u>6,129,700</u>
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	\$	216,300
Improvements	\$	<u>38,300</u>
Total	\$	254,600

-25-018

Land	\$	12,500
Improvements	\$	<u>00</u>
Total	\$	12,500

-26-025

Land	\$	270,000
Improvements	\$	<u>42,700</u>
Total	\$	312,700

-30-013		
Land	\$	56,500
Improvements	\$	<u>00</u>
Total	\$	56,500

-31-014		
Land	\$	45,000
Improvements	\$	<u>15,300</u>
Total	\$	60,300

-31-016		
Land	\$	165,000
Improvements	\$	<u>56,000</u>
Total	\$	221,000

-28-018		
Land	\$	735,400
Improvements	\$	<u>3,097,000</u>
Total	\$	3,832,400

-30-010		
Land	\$	49,400
Improvements	\$	<u>131,700</u>
Total	\$	181,100

-00-061		
Land	\$	879,200
Improvements	\$	<u>00</u>
Total	\$	879,200

-29-008		
Land	\$	31,700
Improvements	\$	<u>4,600</u>
Total	\$	36,300

21-014

Land	\$	1,738,900
Improvements	\$	<u>2,283,700</u>
Total	\$	4,022,600

6. The valuations, as established above, shall be binding only with respect to tax year 2015.

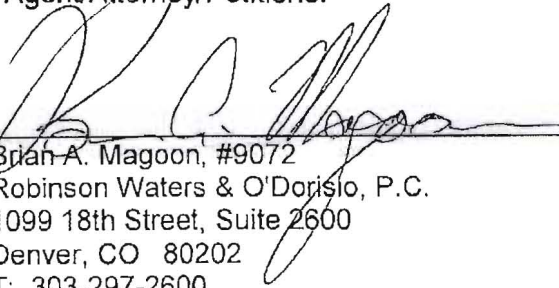
7. Brief narrative as to why the reduction was made:

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.

DATED this 18th day of July, 2016.

Agent/Attorney/Petitioner


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