BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO

1313 Sherman Street, Room 315 Denver, Colorado 80203

Petitioner:

SHF I CARRIAGE PLACE -

٧.

Respondent:

DENVER COUNTY BOARD OF EQUALIZATION

ORDER ON STIPULATION

Docket Number: 67832

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.: 07094-00-065-000+2

Category: Valuation Property Type: Residential

- 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: \$68,682,500

(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 6th day of October 2016.

BOARD OF ASSESSMENT APPEALS

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

Debra A. Baumbach

Diane M. DeVries

Gordana Katardzic

of Assessment Appeals.



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DENVER COUNTY BOARD OF EQUALIZATION

Attorney for Denver County Board of Equalization

Office of the City Attorney Charles Solomon, #26873 Assistant City Attorney

201 West Colfax Avenue, Dept. 1207

Denver, Colorado 80202 Telephone: 720-913-3275 Facsimile: 720-913-3180 Docket Number:

67832

Schedule Number:

07094-00-065-000+2

STIPULATION (AS TO TAX YEAR 2015 ACTUAL VALUE)

Petitioner, SHF I CARRIAGE PLACE., and Respondent, DENVER COUNTY BOARD OF EQUALIZATION, 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:

4900 South Ulster Street Denver, Colorado

- 2. The subject property is classified as residential real property.
- 3. The County Assessor originally assigned the following actual value on the subject property for tax year 2015.

-065 Land \$ 5,123,900.00 \$ 16,196,900.00 Improvements \$ 21,320,800.00 Total -067 \$ Land 5,284,300.00 \$ 22,345,800.00 Improvements \$ 27,630,100.00 Total -071 Land \$ 6,908,900.00 \$ 16,152,400.00 Improvements **Total** \$ 23,061,300.00

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

-065 Land \$ 5,123,900.00 \$ 16,196,900.00 improvements Total \$ 21,320,800.00 -067 Land \$ 5,284,300.00 \$ 22,345,800.00 Improvements \$ 27,630,100.00 Total -071 Land \$ 6,908,900.00 Improvements \$ 16,152,400.00 \$ 23,061,300.00 Total

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

-065 Land 5,123,900.00 \$ 15,211,100.00 Improvements Total \$ 20,335,000.00 -067 Land \$ 5,284,300.00 Improvements \$ 21,068,200.00 Total \$ 26,352,500.00 -071 Land 6,908,900.00 \$ 15,086,100.00 Improvements Total \$ 21,995,000.00

- 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 market comparables for 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.

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DATED this May of	Uctoper	, 2016.

Agent/Attorney/Petitioner

Jena/R. Akin, #45117

Robinson Waters & O'Dorisio, P.C.

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Denver County Board of Equalization

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