

<b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	<b>Docket Number: 67965</b>
Petitioner: <b>YAMPA VALLEY LAND &amp; CATTLE ASSOCIATES LTD.</b> v. Respondent: <b>DENVER COUNTY BOARD OF EQUALIZATION</b>	
<b>ORDER ON STIPULATION</b>	

**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.: 01144-10-026-000**

**Category: Valuation**

**Property 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: \$2,200,000**

(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 30th day of June 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



2016 JUN 28 AM 9:40

<b>BOARD OF ASSESSMENT APPEALS</b> <b>STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	
Petitioner:  <b>YAMPA VALLEY LAND &amp; CATTLE ASSOCIATES LTD.</b>	
v.	
Respondent:  <b>DENVER COUNTY BOARD OF EQUALIZATION</b> Attorney for Denver County Board of Equalization	Docket Number:  67965  Schedule Number:  01144-10-026-000
Office of the 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	
<b>STIPULATION (AS TO TAX YEAR 2015 ACTUAL VALUE)</b>	

Petitioner, YAMPA VALLEY LAND & CATTLE ASSOCIATES LTD., 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 and Respondent agree and stipulate as follows:

1. The property subject to this Stipulation is described as:  
  
4925 Nome Street  
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:

Land	\$	494,700.00
Improvements	\$	<u>2,132,000.00</u>
Total	\$	2,626,700.00

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:

Land	\$	494,700.00
Improvements	\$	<u>2,132,000.00</u>
Total	\$	2,626,700.00

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:

Land	\$	494,700.00
Improvements	\$	<u>1,705,300.00</u>
Total	\$	2,200,000.00

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 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 30<sup>th</sup> day of June, 2016.

Agent/Attorney/Petitioner

Denver County Board of Equalization

By: Todd Stevens

Todd J. Stevens  
Stevens & Associates Inc.  
9635 Maroon Circle, Suite 450  
Englewood, CO 80112  
Telephone: 303-347-1878  
Email: todd@stevensandassoc.com

By: Charles T. Solomon

Charles T. Solomon, #26873  
Assistant City Attorney  
201 West Colfax Avenue, Dept. 1207  
Denver, CO 80202  
Telephone: 720-913-3275  
Fax: 720-913-3180  
Docket No: 67965