BOARD OF ASSESSMENT APPEALS,
STATE OF COLORADO Docket Number: 67984 1313 Sherman Street, Room 315
Denver, Colorado 80203 Petitioner: Petitioner: SPIRIT PROPERTIES LLC v. Respondent: DENVER COUNTY BOARD OF EQUALIZATION Under the second secon

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.: 02131-00-001-000

Category: Valuation Property Type: Vacant Land

- 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: \$690,700

(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.

BOARD OF ASSESSMENT APPEALS

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of Assessment Appeals.

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

Gordana Katardzic

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STATE OF COLORADO OD OF ASSESSMENT APPEALS

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BOARD OF ASSESSMENT APPEALS STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203			
Petitioner:			
SPIRIT PROPERTIES LLC	Docket Number:		
ν.	67984		
Respondent:	Schedule Number:		
DENVER COUNTY BOARD OF EQUALIZATION Attorney for Denver County Board of Equalization of the City and County of Denver	02131-00-001-000		
City Attorney			
Mitch Behr #38452 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, SPIRIT PROPERTIES LLC, 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:

3400 - 3500 E 54TH Ave Denver, CO 2. The subject property is classified as non-residential real property.

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

Land	\$ 874,700
Improvements	\$ 17,100
Total	\$ 891,800

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	\$ 874,700
Improvements	\$ 17,100
Total	\$ 891,800

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.

Land	\$ 689,700
Improvements	\$ 1,000
Total	\$ 690,700

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 further review of appropriate market sales data indicates a reduction.

 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 18 day of July , 2016.

Agent/Attomey/Petitioner

EN By:

Todd Stevens Stevens & Associates Inc. 9635 Maroon Circle, Suite 450 Englewood, CO 80112 Telephone: 303-347-1878

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

By:

Mitch Behr #38452 201 West Colfax Avenue, Dept. 1207 Denver, CO 80202 Telephone: 720-913-3275 Docket No. 67984