BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO

1313 Sherman Street, Room 315 Denver, Colorado 80203

Petitioner:

2323 W MULBERRY LLC -

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:

Subject property is described as follows: 1.

County Schedule No.:

05043-00-073-000+4

Category: Valuation

Property Type: Other (INDUSTRIAL)

Docket Number: 67989

- 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:

\$1,150,000

(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 29th day of July 2016.

BOARD OF ASSESSMENT APPEALS

Dearen Willia

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

Gordana Katardzic



2016 JUL 22 PM 1: 10

Docket Number:

67989

Schedule Number:

05043-00-073-000+4

STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203

Petitioner:

2323 W MULBERRY LLC

٧.

Respondent:

DENVER COUNTY BOARD OF EQUALIZATION

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

City Attorney

Charles T. Solomon #26873 Assistant City Attorney 201 West Colfax Avenue, Dept. 1207 Denver, Colorado 80202

Telephone: 720-913-3275 Email: charles.solomon@denvergov.org

STIPULATION (AS TO TAX YEAR 2015 ACTUAL VALUE)

Petitioner, 2323 MULBERRY 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:

900 – 950 Yuma St Denver, CO

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

Land	\$ 1,372,200
Improvements	\$ 16,600
Total	\$ 1,388,800

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	\$ 1,372,200
Improvements	\$ 16,600
Total	\$ 1,388,800

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.

05043-00-073-000 950,100 Land Improvements \$ 500 Total 950,600 05043-13-011-000 Land \$ 31,800 Improvements \$ 1,000 Total \$ 32,800 05043-13-023-000 \$ Land 47,700 Improvements \$ 1,000 \$ Total 48,700 \$ 05043-13-024-000 Land 5,100 \$ Improvements 1,000 \$ Total 6,100

Land	\$ 110,800
Improvements	\$ 1,000
Total	\$ 111,800

- 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 aiready scheduled.

DATED this 21 day of July , 2016.

Agent/Attorney/Petitioner

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

Charles T. Solomon #26873

201 West Colfax Avenue, Dept. 1207

Denver, CO 80202

Telephone: 720-913-3275

Docket No. 67989

2016 JUL 27 PM 2: 32 **BOARD OF ASSESSMENT APPEALS** STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203 Petitioner: 2323 W MULBERRY LLC Docket Number: ٧. 67989 Respondent: Schedule Number: DENVER COUNTY BOARD OF EQUALIZATION Attorney for Denver County Board of Equalization of the 05043-00-073-000+4 City and County of Denver 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, 2323 MULBERRY 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:

900 – 950 Yuma St Denver, CO

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

Land	\$ 1,372,200
Improvements	\$ 16,600
Total	\$ 1,388,800

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	\$ 1,372,200
Improvements	\$ 16,600
Total	\$ 1,388,800

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.

05043-00-073-000 Land \$ 950,100 \$ Improvements 500 \$ 950,600 Total 05043-13-011-000 Land 31,800 \$ **Improvements** 1,000 \$ Total 32,800 05043-13-023-000 \$ Land 47,700 \$ 1,000 Improvements Total 48,700 \$ 05043-13-024-000 Land 5,100 \$ **Improvements** 1,000 Total 6,100

05043-19-011-000

Land \$ 110,800 Improvements \$ 1,000 Total \$ 111,800

- 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.

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	ay of, 2016.
Agent/Attorney/Petitioner	Denver County Board of Equalization of the City and County of Denver
By:	By:
Stevens & Associates Inc.	Mitch Behr #38452
Todd J. Stevens	201 West Colfax Avenue, Dept. 1207
9635 Maroon Circle, Suite 450	Denver, CO 80202

Telephone: 720-913-3275

Docket No. 67989

Email: todd@stevensandassoc.com

Englewood, CO 80112

Telephone: 303-347-1878