BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO

1313 Sherman Street, Room 315 Denver, Colorado 80203

Petitioner:

J C BROADWAY 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:

1.	. Subject property is described as follows:				
	County Schedule No.: 05221-09-028-00)0+1			
	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: \$2,250,000

(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.

Docket Number: 68041

DATED AND MAILED this 1st day of September 2016.

BOARD OF ASSESSMENT APPEALS

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Diane M. DeVries

Jura a. Baumbach

Debra A. Baumbach

correct copy of the decision of the Board of Assessment Appeals.

I hereby certify that this is a true and

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Gordana Katardzic



STATE OF COLORADO BD OF ASSESSMENT APPEALS

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Petitioner:			
J C BROADWAY LLC			
	Docket Number:		
<u>v</u> .	68041		
Respondent:	00041		
	Schedule Number:		
Attorney for Denver County Board of Equalization	05221-09-028-000+1		
Altomey for Deriver County Board of Equalization	03221-09-020-000+1		
City Attorney			
Mitch Behr #38452			
Assistant City Attorney			
201 West Colfax Avenue, Dept. 1207 Denver, Colorado 80202			
Telephone: 720-913-3275			
Email: mitch.behr@denvergov.org	······································		
STIPULATION (AS TO TAX YEAR 2015 ACTUAL VALUE)			

Petitioner, J C BROADWAY LLC, 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:

1212 S Broadway Denver, Colorado

2. The subject property is classified as commercial real property.

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

Land	\$ 465,500.00
Improvements	\$ 2,041,900.00
Total	\$ 2,507,400.00

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	\$ 465,500.00
Improvements	\$ 2,041,900.00
Total	\$ 2,507,400.00

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

Parcel 05221-09	9-02	8-000			
Land	\$	334,000.00			
Improvements	\$	1,780,600.00			
Total	\$	2,114,600.00			
Parcel 05221-09-029-000					
Land	\$	131,500.00			
Improvements	\$	3,900.00			
Total	\$	135,400.00			

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 Day of Hug256 _____, 2016.

Agent/Attorney/Petitioner

Denver County Board of Equalization

By:

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

By:

Mitch Behr #38452 201 West Colfax Avenue, Dept. 1207 Denver, CO 80202 Telephone: 720-913-3275 Docket No: 68041