BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO

1313 Sherman Street, Room 315 Denver, Colorado 80203

Petitioner:

GM PROPERTIES SECOND AVE. LLC -

٧.

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.:

05121-24-006-000

Category: Valuation

Property Type: Commercial

Docket Number: 68082

- 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:

\$2,100,000

(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 14th day of October 2016.

BOARD OF ASSESSMENT APPEALS

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

Debra A. Baumbach

Diane M. DeVries

Gordana Katardzic

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Denver, Colorado 80203			
Petitioner:			
GM PROPERTIES SECOND AVE. LLC	Docket Number:		
Respondent:	68082		
DENVER COUNTY BOARD OF EQUALIZATION	Schedule Number:		
Attorney for Denver County Board of Equalization of the City and County of Denver	05121-24-006-000		
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			
STIPULATION (AS TO TAX YEAR 2015 ACTUAL VALUE)			

Petitioner, GM PROPERTIES SECOND AVE. LLC., and Respondent, DENVER COUNTY BOARD OF EQUALIZATION, hereby enter into this Stipulation regarding the tax year 2015 valuation of the subject properly, 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:

3201 E 2nd Ave Denver, Colorado

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

-006 Land \$ 1,875,000.00 Improvements \$ <u>397,400.00</u> Total \$ 2,272,400.00

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

-006 Land \$ 1,875,000.00 Improvements \$ 397,400.00 Total \$ 2,272,400.00

5. After further review and negotiation, the Petitioner and 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.

-006
Land \$ 1,875,000.00
Improvements \$ 225,000.00
Total \$ 2,100,000.00

- 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	e to be responsible for th	eir own costs, expert and
attorney fees	s, waiving any claim	against each other for	such, and agree that any
hearing before	re the Board of Ass	sessment Appeals not be	scheduled or be vacated if
already sche	duled,		
-	1.7	VI Tibes	
DATE	D this day o	10(s) on	2016

Agent/Attorney/Petitioner

Todd Stevens

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

Ву:

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Docket No: 68082