BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number:	68111
Petitioner: PACIFICA CENTRAL PARTNERSHIP -		
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:

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1	Subject	nroperty	18	described	28	tollows'
1.	Juojeer	property	10	accontoca	us	10110110.

County Schedule No.:05095-06-017-000+1Category:ValuationProperty Type:Other (INDUSTRIAL)

- 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:\$4,050,000(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

KDranim Divine

Diane M. DeVries

Julia a. Baumbach

Debra A. Baumbach

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

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Gordana Katardzic



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2016 OCT 11 AM 9:55

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ν.	68111		
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DENVER COUNTY BOARD OF EQUALIZATION	Schedule Number:		
Attomey for Denver County Board of Equalization of the	05095-06-017-000+1		
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 ACT	UAL VALUE)		
STIPULATION (AS TO TAX YEAR 2015 ACTUAL VALUE)			

Petitioner, PACIFICA CENTRAL PARTNERSHIP., 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:

1441 W Bayaud Ave Denver, Colorado 2. 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.

-017 Land Improvements Total	\$\$ (\$ \$ \$	1,591,800.00 <u>1,347,200.00</u> 2,939,000.00
-019 Land Improvements Total	() ()	830,500.00 <u>891,400.00</u> 1,721,900.00

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

-017 Land Improvements Total	\$ \$ \$	1,591,800.00 <u>1,347,200.00</u> 2,939,000.00
-019 Land Improvements Total	\$	830,500.00 <u>690,100.00</u> 1,520,600.00

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

-017 Land Improvements Total	\$ \$ \$	1,591,800.00 <u>1,077,300.00</u> 2,669,100.00
-019 Land Improvements Total	\$ \$ \$	830,500.00 <u>550,400.00</u> 1,380,900.00

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 2016. dav of

Agent/Attorney/Petitioner By: Jala Ruca (H)

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

Denver County Board of Equalization

By:

Mitch Behr #38452 (201 West Colfax Avenue, Dept. 1207 Denver, CO 80202 Telephone: 720-913-3275 Docket No: 68111