

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 68162
Petitioner: GARDENS OF HOPE COMMUNITIES - 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.: 01301-32-003-003+91

Category: Valuation

Property Type: Residential

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: \$7,344,200

(Reference Attached Stipulation)

4. The Board concurs with the Stipulation.

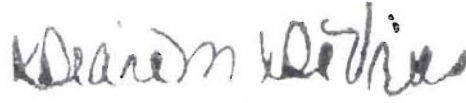
ORDER:

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 21st day of November 2016.

BOARD OF ASSESSMENT APPEALS



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 NOV 15 PM 2:33

BOARD OF ASSESSMENT APPEALS STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	
Petitioner: GARDENS OF HOPE COMMUNITIES v. Respondent: DENVER COUNTY BOARD OF EQUALIZATION Attorney for Denver County Board of Equalization 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	Docket Number: 68162 Schedule Number: 01301-32-003-003+91
STIPULATION (AS TO TAX YEAR 2015 ACTUAL VALUE)	

Petitioner, GARDENS OF HOPE COMMUNITIES, 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:

3250 Dahlia St
Denver, Colorado
2. The subject property is classified as residential real property.

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

For Break Down See Spreadsheet

Land	\$	993,600
Improvements	\$	<u>8,923,800</u>
Total	\$	9,917,400

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:

For Break Down See Spreadsheet

Land	\$	993,600
Improvements	\$	<u>8,923,800</u>
Total	\$	9,917,400

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.

For Break Down See Spreadsheet

Land	\$	993,600
Improvements	\$	<u>6,350,600</u>
Total	\$	7,344,200

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:

Property use in 2015 was apartments value adjusted based off of use for 2015.


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 15th day of November, 2016.

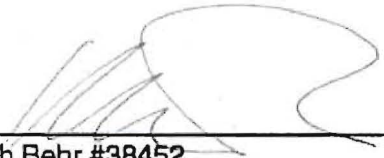
Agent/Attorney/Petitioner

Denver County Board of Equalization

By:


Todd Stevens
Stevens & Associates, Inc.
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: 68162

PARCEL	ADDRESS	2015 Original Value		Total Value	2015 BOE Value
		OLD LAND	OLD IMP		NEW LAND
01301-32-003-003	3250 DAHLIA ST	10,800	100,400	111,200	10,800
01301-32-004-004	3252 DAHLIA ST	10,800	95,200	106,000	10,800
01301-32-005-005	3254 DAHLIA ST	10,800	95,200	106,000	10,800
01301-32-006-006	3256 DAHLIA ST	10,800	95,200	106,000	10,800
01301-32-007-007	3258 DAHLIA ST	10,800	95,200	106,000	10,800
01301-32-008-008	3260 DAHLIA ST	10,800	100,400	111,200	10,800
01301-32-009-009	4805 E THRILL PL	10,800	100,400	111,200	10,800
01301-32-010-010	4815 E THRILL PL	10,800	95,200	106,000	10,800
01301-32-011-011	4825 E THRILL PL	10,800	95,200	106,000	10,800
01301-32-012-012	4835 E THRILL PL	10,800	95,200	106,000	10,800
01301-32-013-013	4845 E THRILL PL	10,800	95,200	106,000	10,800
01301-32-014-014	4855 E THRILL PL	10,800	100,400	111,200	10,800
01301-32-015-015	3262 DAHLIA ST	10,800	100,400	111,200	10,800
01301-32-016-016	3264 DAHLIA ST	10,800	95,200	106,000	10,800
01301-32-017-017	3266 DAHLIA ST	10,800	95,200	106,000	10,800
01301-32-018-018	3268 DAHLIA ST	10,800	95,200	106,000	10,800
01301-32-019-019	3270 DAHLIA ST	10,800	95,200	106,000	10,800
01301-32-020-020	3272 DAHLIA ST	10,800	100,400	111,200	10,800
01301-32-021-021	3274 DAHLIA ST	10,800	100,400	111,200	10,800
01301-32-023-023	3278 DAHLIA ST	10,800	95,200	106,000	10,800
01301-32-024-024	3280 DAHLIA ST	10,800	95,200	106,000	10,800
01301-32-025-025	3282 DAHLIA ST	10,800	95,200	106,000	10,800
01301-32-027-027	3286 DAHLIA ST	10,800	100,400	111,200	10,800
01301-32-028-028	3288 DAHLIA ST	10,800	95,200	106,000	10,800
01301-32-029-029	3290 DAHLIA ST	10,800	95,200	106,000	10,800
01301-32-030-030	3292 DAHLIA ST	10,800	95,200	106,000	10,800
01301-32-031-031	3294 DAHLIA ST	10,800	95,200	106,000	10,800
01301-32-032-032	3296 DAHLIA ST	10,800	100,400	111,200	10,800
01301-32-033-033	4800 E 33RD AVE	10,800	100,400	111,200	10,800
01301-32-034-034	4810 E 33RD AVE	10,800	96,400	107,200	10,800
01301-32-035-035	4820 E 33RD AVE	10,800	95,200	106,000	10,800
01301-32-036-036	4830 E 33RD AVE	10,800	95,200	106,000	10,800
01301-32-037-037	4840 E 33RD AVE	10,800	95,200	106,000	10,800
01301-32-038-038	4850 E 33RD AVE	10,800	100,400	111,200	10,800
01301-32-039-039	4900 E 33RD AVE	10,800	100,400	111,200	10,800
01301-32-040-040	4904 E 33RD AVE	10,800	95,200	106,000	10,800
01301-32-041-041	4910 E 33RD AVE	10,800	95,200	106,000	10,800
01301-32-042-042	4914 E 33RD AVE	10,800	100,400	111,200	10,800
01301-32-043-043	4860 E 33RD AVE	10,800	100,400	111,200	10,800
01301-32-044-044	4870 E 33RD AVE	10,800	95,200	106,000	10,800
01301-32-045-045	4880 E 33RD AVE	10,800	95,900	106,700	10,800
01301-32-046-046	4890 E 33RD AVE	10,800	100,400	111,200	10,800

01301-32-047-047	4865 E THRILL PL	10,800	100,400	111,200	10,800
01301-32-048-048	4875 E THRILL PL	10,800	95,200	106,000	10,800
01301-32-049-049	4885 E THRILL PL	10,800	95,200	106,000	10,800
01301-32-050-050	4895 E THRILL PL	10,800	100,400	111,200	10,800
01301-32-051-051	4905 E THRILL PL	10,800	100,400	111,200	10,800
01301-32-052-052	4909 E THRILL PL	10,800	95,200	106,000	10,800
01301-32-053-053	4915 E THRILL PL	10,800	95,200	106,000	10,800
01301-32-054-054	4919 E THRILL PL	10,800	100,400	111,200	10,800
01301-32-055-055	3245 ELM ST	10,800	100,400	111,200	10,800
01301-32-056-056	3247 ELM ST	10,800	95,200	106,000	10,800
01301-32-057-057	3249 ELM ST	10,800	95,200	106,000	10,800
01301-32-058-058	3251 ELM ST	10,800	95,200	106,000	10,800
01301-32-059-059	3253 ELM ST	10,800	95,200	106,000	10,800
01301-32-060-060	3255 ELM ST	10,800	95,200	106,000	10,800
01301-32-061-061	3257 ELM ST	10,800	100,400	111,200	10,800
01301-32-062-062	4935 E THRILL PL	10,800	100,400	111,200	10,800
01301-32-063-063	4945 E THRILL PL	10,800	95,200	106,000	10,800
01301-32-064-064	4955 E THRILL PL	10,800	95,200	106,000	10,800
01301-32-065-065	4965 E THRILL PL	10,800	95,200	106,000	10,800
01301-32-066-066	4975 E THRILL PL	10,800	95,200	106,000	10,800
01301-32-067-067	4985 E THRILL PL	10,800	95,200	106,000	10,800
01301-32-068-068	4995 E THRILL PL	10,800	100,400	111,200	10,800
01301-32-069-069	3259 ELM ST	10,800	100,400	111,200	10,800
01301-32-070-070	3261 ELM ST	10,800	95,200	106,000	10,800
01301-32-071-071	3263 ELM ST	10,800	95,200	106,000	10,800
01301-32-072-072	3265 ELM ST	10,800	95,200	106,000	10,800
01301-32-073-073	3267 ELM ST	10,800	95,200	106,000	10,800
01301-32-074-074	3269 ELM ST	10,800	95,200	106,000	10,800
01301-32-075-075	3271 ELM ST	10,800	100,400	111,200	10,800
01301-32-076-076	3273 ELM ST	10,800	100,400	111,200	10,800
01301-32-077-077	3275 ELM ST	10,800	95,200	106,000	10,800
01301-32-078-078	3277 ELM ST	10,800	95,200	106,000	10,800
01301-32-079-079	3279 ELM ST	10,800	95,200	106,000	10,800
01301-32-080-080	3281 ELM ST	10,800	95,200	106,000	10,800
01301-32-081-081	3283 ELM ST	10,800	95,200	106,000	10,800
01301-32-082-082	3285 ELM ST	10,800	100,400	111,200	10,800
01301-32-083-083	3287 ELM ST	10,800	100,400	111,200	10,800
01301-32-084-084	3289 ELM ST	10,800	95,200	106,000	10,800
01301-32-085-085	3291 ELM ST	10,800	95,200	106,000	10,800
01301-32-086-086	3293 ELM ST	10,800	95,200	106,000	10,800
01301-32-087-087	3295 ELM ST	10,800	95,200	106,000	10,800
01301-32-088-088	3297 ELM ST	10,800	95,200	106,000	10,800
01301-32-089-089	3299 ELM ST	10,800	100,400	111,200	10,800
01301-32-090-090	4930 E 33RD AVE	10,800	100,400	111,200	10,800
01301-32-091-091	4940 E 33RD AVE	10,800	95,200	106,000	10,800
01301-32-092-092	4950 E 33RD AVE	10,800	95,200	106,000	10,800
01301-32-093-093	4960 E 33RD AVE	10,800	95,200	106,000	10,800

01301-32-094-094	4970 E 33RD AVE	10,800	97,500	108,300	10,800
01301-32-095-095	4980 E 33RD AVE	10,800	95,200	106,000	10,800
01301-32-096-096	4990 E 33RD AVE	10,800	100,400	111,200	10,800

993,600	8,923,800	9,917,400	993,600
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	Total Value	2015 Stipulated Value		Total Value
NEW IMP		NEW LAND	NEW IMP	
100,400	111,200	10,800	69,200	80,000
95,200	106,000	10,800	68,200	79,000
95,200	106,000	10,800	68,200	79,000
95,200	106,000	10,800	68,200	79,000
95,200	106,000	10,800	68,200	79,000
100,400	111,200	10,800	69,000	79,800
100,400	111,200	10,800	69,200	80,000
95,200	106,000	10,800	68,200	79,000
95,200	106,000	10,800	68,200	79,000
95,200	106,000	10,800	68,200	79,000
95,200	106,000	10,800	68,200	79,000
100,400	111,200	10,800	74,900	85,700
100,400	111,200	10,800	74,900	85,700
95,200	106,000	10,800	68,200	79,000
95,200	106,000	10,800	68,200	79,000
95,200	106,000	10,800	68,200	79,000
95,200	106,000	10,800	68,200	79,000
100,400	111,200	10,800	74,900	85,700
100,400	111,200	10,800	74,900	85,700
95,200	106,000	10,800	68,200	79,000
95,200	106,000	10,800	68,200	79,000
95,200	106,000	10,800	68,200	79,000
95,200	106,000	10,800	68,200	79,000
100,400	111,200	10,800	74,900	85,700
100,400	111,200	10,800	74,900	85,700
96,400	107,200	10,800	68,200	79,000
95,200	106,000	10,800	68,200	79,000
95,200	106,000	10,800	68,200	79,000
95,200	106,000	10,800	68,200	79,000
100,400	111,200	10,800	74,900	85,700
100,400	111,200	10,800	74,900	85,700
95,200	106,000	10,800	68,200	79,000
95,200	106,000	10,800	68,200	79,000
100,400	111,200	10,800	74,900	85,700
100,400	111,200	10,800	74,600	85,400
95,200	106,000	10,800	68,200	79,000
95,900	106,700	10,800	68,200	79,000
100,400	111,200	10,800	68,200	79,000

97,500	108,300	10,800	68,200	79,000
95,200	106,000	10,800	68,200	79,000
100,400	111,200	10,800	68,200	79,000

3,923,800	9,917,400	97,600	6,250,600	7,940,000
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