

**BOARD OF ASSESSMENT APPEALS,
STATE OF COLORADO**
1313 Sherman Street, Room 315
Denver, Colorado 80203

Docket No.: 68296

Petitioner:

DOUGLAS C HALL COMPANY

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 Order on Stipulation.

FINDINGS OF FACT AND CONCLUSIONS:

1. Subject property is described as follows:

| | |
|-------------------------|---------------------------------------|
| County Schedule Nos.: | 02349-24-030-000 and 02349-24-031-000 |
| Appeal Category: | VALUATION |
| Current Classification: | COMMERCIAL REAL PROPERTY |

2. Petitioner is protesting the tax year 2015 classification and actual value of the subject property.

3. The parties agreed that the tax year 2015 classification and actual value of the subject property should be as follows:

| | |
|-----------------|---|
| Classification: | Residential for Schedule Number: 02349-24-030-000 |
| | Commercial for Schedule Number: 02349-24-031-000 |

Actual Value for Schedule Number: 02349-24-030-000 (Residential):

| | |
|--------------|---------------------|
| Land: | \$356,800.00 |
| Improvements | \$ <u>43,200.00</u> |
| Total | \$400,000.00 |

Actual Value for Schedule Number: 02349-24-031-000 (Commercial):

| | |
|--------------|--------------|
| Land: | \$229,000.00 |
| Improvements | \$ 1,000.00 |
| Total | \$230,000.00 |

(Reference the attached Stipulation)

4. The Board concurs with the Stipulation.

ORDER:

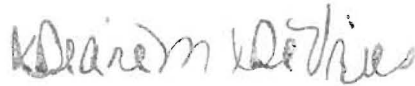
Respondent is ordered to change the tax year 2015 classification of the subject property as set forth above.

Respondent is ordered to change the tax year 2015 actual value of the subject property as set forth above.

The Denver County Assessor is directed to change his records accordingly.

DATED AND MAILED this 30th day of November, 2016.

BOARD OF ASSESSMENT APPEALS

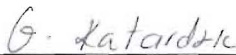


Diane M. DeVries



Debra A. Baumbach

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



Gordana Katardzic

2016 NOV 28 PM 4:00

| | |
|--|--|
| <p>BOARD OF ASSESSMENT APPEALS STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203</p> | <p>Docket Number: 68296 Schedule Number: 02349-24-030-000+1</p> |
| <p>Petitioner: DOUGLAS C HALL COMPANY v. Respondent:</p> | |
| <p>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 Facsimile: 720-913-3180</p> | |
| <p align="center">STIPULATION (AS TO TAX YEAR 2015 ACTUAL VALUE)</p> | |

Petitioner, DOUGLAS C HALL COMPANY, 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:
 1562 Pearl St.
 Denver, Colorado
2. The subject property is classified as commercial real property.

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

| | | |
|--------------|----|-------------------|
| Land | \$ | 585,800.00 |
| Improvements | \$ | <u>177,900.00</u> |
| Total | \$ | <u>763,700.00</u> |

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 | \$ | 585,800.00 |
| Improvements | \$ | <u>177,900.00</u> |
| Total | \$ | <u>763,700.00</u> |

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 02349-24-030-000 Residential | | |
| Land | \$ | 356,800.00 |
| Improvements | \$ | <u>43,200.00</u> |
| Total | \$ | <u>400,000.00</u> |

| | | |
|------------------------------------|----|-------------------|
| Parcel 02349-24-031-000 Commercial | | |
| Land | \$ | 229,000.00 |
| Improvements | \$ | <u>1,000.00</u> |
| Total | \$ | <u>230,000.00</u> |

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 28th day of November, 2016.

Agent/Attorney/Petitioner

Denver County Board of Equalization

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