BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203 Petitioner: 4406 RACE LTD v. Respondent:

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:

DENVER COUNTY BOARD OF EQUALIZATION

County Schedule No.: 02231-25-016-000

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: \$848,300

(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 8th day of July 2016.

BOARD OF ASSESSMENT APPEALS

Diane M. DeVries

Suira a Baumbach 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

STATE OF COLUMNIC

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STA 1313	ARD OF ASSESSMENT APPEALS ATE OF COLORADO 3 Sherman Street, Room 315 ver, Colorado 80203	
Petit	tioner:	
4406	6 RACE LTD	Docket Number:
	Respondent:	68514 Schedule Number:
	rney for Denver County Board of Equalization	02231-25-016-000
City	Attorney	
Assi 201 Den Tele	urles T. Solomon #26873 istant City Attorney West Colfax Avenue, Dept. 1207 over, Colorado 80202 ephone: 720-913-3275 simile: 720-913-3180	

Petitioner, 4406 RACE LTD 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.

STIPULATION (AS TO TAX YEAR 2015 ACTUAL VALUE)

The Petitioner(s) and Respondent agree and stipulate as follows:

1. The property subject to this Stipulation is described as:

4406 Race 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 prop	erty for tax year 2015.

Land	\$ 170,200
Improvements	\$ 762.700
Total	\$ 932,900

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	\$ 170,200
Improvements	\$ 762,700
Total	\$ 932,900

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.

Land	\$ 170,200
Improvements	\$ 678,100
Total	\$ 848,300

- 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:

Review of the income and expense information for the subject property indicated that reduction was warranted.

hearing before the Board of Assessment Appeals not be scheduled or be vacated if already scheduled.			
DATED this 24 day of	June , 2016.		
Agent/Attorney/Petitioner	Denver County Board of Equalization		
By:	By:		
Jerad Larkin	Charles T. Solomon #26873		
Ryan, LLC	201 West Colfax Avenue, Dept. 1207		
5251 DTC Parkway Suite 1045	Denver, CO 80202		
Greenwood, CO 80111	Telephone: 720-913-3275		
Telephone: 720 524-0022	Docket No. 68514		

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