

<b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	<b>Docket Number: 68531</b>
Petitioner: <b>CATELLUS DEVELOPMENT CORP. -</b>  v.  Respondent: <b>DENVER COUNTY BOARD OF EQUALIZATION</b>	
<b>ORDER ON STIPULATION</b>	

**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.: 01154-01-001-000**  
                   **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: \$5,801,300**  
                                   (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 11th day of March 2016.

**BOARD OF ASSESSMENT APPEALS**

*Diane M. DeVries*

\_\_\_\_\_  
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*

\_\_\_\_\_  
Debra A. Baumbach

*G. Katardzic*

\_\_\_\_\_  
Gordana Katardzic



STATE OF COLORADO  
BO OF ASSESSMENT APPEALS

2016 MAR -8 AM 9:46

<b>BOARD OF ASSESSMENT APPEALS</b> <b>STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	
Petitioner:  <b>CATELLUS DEVELOPMENT CORP LLC</b>  v.  Respondent:  <b>DENVER BOARD OF EQUALIZATION acting AS THE DENVER COUNTY BOARD OF COUNTY COMMISSIONERS</b>	Docket Number:  68531  Schedule Number:  01154-01-001-000
Attorney for Denver Board of Equalization acting as the Denver County Board of County Commissioners  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	
<b>STIPULATION (AS TO TAX YEAR 2015 ACTUAL VALUE)</b>	

Petitioner, CATELLUS DEVELOPMENT CORP LLC, and Respondent, DENVER BOARD OF EQUALIZATION acting AS THE DENVER BOARD OF COUNTY COMMISSIONERS, 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:

9900 E 51<sup>st</sup> Ave  
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	\$	1,821,700.00
Improvements	\$	<u>3,979,600.00</u>
Total	\$	5,801,300.00

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

Land	\$	1,821,700.00
Improvements	\$	<u>4,408,800.00</u>
Total	\$	6,230,500.00

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

Land	\$	1,821,700.00
Improvements	\$	<u>3,979,600.00</u>
Total	\$	5,801,300.00

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.

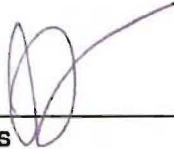
8. Both parties agree to be responsible for their own costs, expert and attorney fees, waiving any claim against each other for such, and agree that any hearing before the Board of Assessment Appeals not be scheduled or be vacated if already scheduled.

DATED this 26<sup>th</sup> day of February, 2016.

Agent/Attorney/Petitioner

Denver County Board of Commissioners

By:



Ian James  
Ryan LLC  
5251 DTC PKWY #1045  
Greenwood Village, CO 80111  
Telephone: (720) 524-0022

By:



Mitch Behr #38452  
201 West Colfax Avenue, Dept. 1207  
Denver, CO 80202  
Telephone: 720-913-3275  
Docket No: 68531