# BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO

1313 Sherman Street, Room 315 Denver, Colorado 80203

Petitioner:

TEJON35 LLC -

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Respondent:

DENVER COUNTY BOARD OF EQUALIZATION

#### ORDER ON STIPULATION

Docket Number: 68570

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.: 02282-22-069-000

Category: Valuation Property Type: Mixed Use

- 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: \$6,472,200

(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 14th day of October 2016.

#### **BOARD OF ASSESSMENT APPEALS**

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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



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TEJON35 LLC Docket Number:

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DENVER COUNTY BOARD OF EQUALIZATION

Attorney for Denver County Board of Equalization of the City and County of Denver

City Attorney

Mitch Behr #38452 Assistant City Attorney 201 West Colfax Avenue, Dept. 1207 Denver, Colorado 80202

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STIPULATION (AS TO TAX YEAR 2015 ACTUAL VALUE)

Petitioner, TEJON 35 LLC, and Respondent, DENVER COUNTY BOARD OF EQUALIZATION OF THE CITY AND COUNTY OF DENVER, 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:

1974 W. 35<sup>th</sup> Avenue Denver, Colorado

- 2. The subject property is classified as residential and commercial real property.
- 3. The County Assessor originally assigned the following actual value on the subject property for tax year 2015.

Lend \$ 1,109,100 Improvements \$ 5,986,700 Total \$ 7,095,800

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

Residential Land \$ 1,109,100 Improvements \$ 5,986,700 Total \$ 7,095,800

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.

- 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 further review of appropriate market sales data indicates a reduction.

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 befor	e the Board of Assessment Appeals not be scheduled or be vacated if
already sched	duled.

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DATED this _	day of _	Ochber	, 2016.

Agent/Attorney/Petitioner

Matt Poling
Ryan LLC
5251 DTC Parkway, Suite 1045
Greenwood Village, CO 80111
Telephone: 303-222-1845

Denver County Board of Equalization of the City and County of Denver

Ву:\_ Mitch Béhr #38452

201 West Colfax Avenue, Dept. 1207 Denver, CO 80202 Telephone: 720-913-3275 Docket No. 68570