BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315

Denver, Colorado 80203

Petitioner:

4100 SOUTH BELLAIRE LLC -

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.: 06193-00-175-000

Category: Valuation

Property Type: Commercial

Docket Number:

68578

- 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:

\$5,061,200

(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 11th day of March 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

Debra A. Baumbach

Gordana Katardzic

of Assessment Appeals.

STATE OF COLORADO BO OF ASSESSMENT APPEALS

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TO ADD OF ACCEPTANT ADDE ALO	
BOARD OF ASSESSMENT APPEALS STATE OF COLORADO	
1313 Sherman Street, Room 315	
Denver, Colorado 80203	
Donier, Colorado Cozeo	
Petitioner:	
4100 SOUTH BELLAIRE LLC	Davidson N. and A.
	Docket Number:
v. ·	68578
Respondent:	00378
Trooportion.	Schedule Number:
DENVER COUNTY BOARD OF COUNTY	
COMMISSIONERS	06193-00-175-000
Attorney for Denver County Board of County	
Commissioners	
City Attornoy	* ** C C * ***************************
City Attorney	
Charles T. Solomon #26873	
Assistant City Attorney	
201 West Colfax Avenue, Dept. 1207	
Denver, Colorado 80202	
Telephone: 720-913-3275	

Petitioner, 4100 SOUTH BELLAIRE LLC, and Respondent, DENVER COUNTY 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.

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:

4100 E Mexico Ave Denver, Colorado

Facsimile: 720-913-3180

- 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 \$ 1,905,600.00 Improvements \$ 3,155,600.00 Total \$ 5,061,200.00

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

Land \$ 1,905,600.00 | Improvements \$ 4,179,000.00 | Total \$ 6,084,600.00

5. After further review and negotiation, the Petitioner and 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 \$ 1,905,600.00 Improvements \$ 3,155,600.00 Total \$ 5,061,200.00

- 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 26th day of	February	, 2016.

Agent/Attorney/Petitioner

Denver County Board of County Commissioners

By:

lan James Ryan LLC

5251 DTC PKWY #1045 Greenwood Village, CO 80111

Telephone: (720) 524-0022

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By:

Telephone: 720-913-3275

Docket No: 68578