BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number:	68580
Petitioner: EMPIRE PARK REALTY INVESTMENTS -		
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 decision.

FINDINGS OF FACT AND CONCLUSIONS:

1.	Subject property is described as follows:				
	County Sch	edule No.:	05241-00-022-000		
	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: \$23,100,000

(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 13th day of July 2016.

BOARD OF ASSESSMENT APPEALS

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Diane M. DeVries

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Debra A. Baumbach

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of Assessment Appeals.

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

Gordana Katardzic



STATE OF COLORADO BD OF ASSESSMENT APPEALS

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STATE OF COLORADO	
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	Schedule Number:
DENVER COUNTY BOARD OF EQUALIZATION	
Attomey for Denver County Board of Equalization	05241-00-022-000
City Attorney	
Charles T. Solomon #26873	
Assistant City Attorney	
201 West Colfax Avenue, Dept. 1207	
Denver, Colorado 80202	
Telephone: 720-913-3275	
Facsimile: 720-913-3180	
STIPULATION (AS TO TAX YEAR 2015 ACT	UAL VALUE)

Petitioner, EMPIRE PARK REALTY INVESTMENTS 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:

1325 S Colorado Blvd Denver, Colorado

2. The subject property is classified as commercial real property.

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

Land	\$ 18,643,100
Improvements	\$ 10,306,900
Total	\$ 28,950,000

 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	\$ 18,643,100
Improvements	\$ 5,200,000
Total	\$ 23,843,100

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	\$ 18,643,100
Improvements	\$ 4,456,900
Total	\$ 23,100,000

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.

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 June, 2016.

Agent/Attorney/Petitioner Denver County Board of Equalization By: By: Charles T. Solomon #26873 Ian James Ryan, LLC 5251 DTC Parkway Suite 1045 Denver, CO 80202 Greenwood, CO 80111 Telephone: 720-913-3275 Telephone: 720-524-0022 Docket No. 68580

201 West Colfax Avenue, Dept. 1207