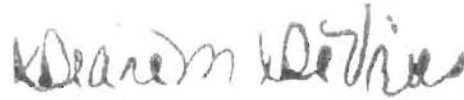


DATED AND MAILED this 13th day of July 2016.

BOARD OF ASSESSMENT APPEALS



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



2016 JUL -7 AM 9: 34

BOARD OF ASSESSMENT APPEALS STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	
Petitioner: EMPIRE PARK REALTY INVESTMENTS v. Respondent: DENVER COUNTY BOARD OF EQUALIZATION Attorney for Denver County Board of Equalization 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	Docket Number: 68580 Schedule Number: 05241-00-022-000
STIPULATION (AS TO TAX YEAR 2015 ACTUAL 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.

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

Land	\$	18,643,100
Improvements	\$	<u>10,306,900</u>
Total	\$	28,950,000

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	\$	18,643,100
Improvements	\$	<u>5,200,000</u>
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	\$	<u>4,456,900</u>
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: _____


Ian James
Ryan, LLC
5251 DTC Parkway Suite 1045
Greenwood, CO 80111
Telephone: 720-524-0022

By: _____


Charles T. Solomon #26873
201 West Colfax Avenue, Dept. 1207
Denver, CO 80202
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Docket No. 68580