BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO

1313 Sherman Street, Room 315 Denver, Colorado 80203

Petitioner:

1615 CALIFORNIA STREET LLC -

٧.

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:

Subject property is described as follows: 1.

County Schedule No.: 02345-27-005-000

Category: Valuation

Property Type: Commercial

Docket Number: 68651

- 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:

\$4,000,000

(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 22nd day of June 2016.

BOARD OF ASSESSMENT APPEALS

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

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Gordana Katardzic

KARAAAY

Diane M. DeVries

Sura a Baumbach

Debra A. Baumbach



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Petitioner:

1615 CALIFORNIA STREET LLC

Respondent:

V.

DENVER COUNTY BOARD OF EQUALIZATION

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

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:

68651

Schedule Number:

02345-27-005-000

STIPULATION (AS TO TAX YEAR 2015 ACTUAL VALUE)

Petitioner, 1615 California Street 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:

1605 California St Denver, Colorado

- 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 \$ 3,130,800.00 Improvements \$ 1,260,900.00 Total \$ 4,391,700.00

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

Land \$ 3,130,800.00 Improvements \$ 1,260,900.00 Total \$ 4,391,700.00

5. After further review and negotiation, the Petitioner and the Denver 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 \$ 3,130,800.00 Improvements \$ 869,200.00 Total \$ 4,000,000.00

- 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 resp attorney fees, waiving any claim against ea hearing before the Board of Assessment A already scheduled.	
DATED this day of	lne, 2016.
Agent/Attorney/Petitioner	Denver Board of Equalization of the City and County of Denver
Steve Letman Consultus Asset Valuation	By: Charles T. Solomon #26873 201 West Colfax Avenue, Dept. 1207
689 Inverness Lane East #105 Englewood, CO 80112 Telephone: 303-770-2420	Denver, CO 80202 Telephone: 720-913-3275 Docket No: 68651