BOARD OF ASSESSMENT APPEALS,
STATE OF COLORADO Docket Number: 68731 1313 Sherman Street, Room 315
Denver, Colorado 80203 Poteitioner: Petitioner: TR REGENCY PLAZA LLC v. Respondent: DENVER COUNTY BOARD OF EQUALIZATION Under the second secon

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.:07093-00-068-000+1Category:ValuationProperty 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: \$47,854,800

(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 5th day of May 2016.

BOARD OF ASSESSMENT APPEALS

Dearin Divine

Diane M. DeVries

ure a Baumbach

Debra A. Baumbach

Latarduc

of Assessment Appeals.

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

Gordana Katardzic

SEAL

STATE OF COLORADO BD OF ASSESSMENT APPEALS

2016 MAY -3 AM 9: 13

BOARD OF ASSESSMENT APPEALS STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203			
Petitioner:			
TR REGENCY PLAZA, LLC			
	Docket Number:		
v.	68731		
Respondent:			
DENVER COUNTY BOARD OF EQUALIZATION	Schedule Number:		
	07093-00-068-000 +1		
Attorney for Denver County Board of Equalization	07093-00-000-000 +1		
City Attomey			
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 ACTUAL VALUE)			

Petitioner, TR REGENCY PLAZA, LLC 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 and Respondent agree and stipulate as follows:

1. The property subject to this Stipulation is described as:

4643 S. Ulster Street 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:

-068 Land Improvements Total	\$\$ \$\$ \$\$	2,230,400.00 <u>40,279,300.00</u> 42,509,700.00
-074 Land Improvements Total	() () ()	1,759,400.00 <u>4,839,800.00</u> 6,599,200.00

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:

-068 Land Improvements Total	\$ \$ \$	2,230,400.00 <u>40,279,300.00</u> 42,509,700.00
-074 Land Improvements Total	\$	1,758,400.00 <u>4,839,800.00</u> 6,599,200.00

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:

-068 Land Improvements Total	\$ \$	2,230,400.00 <u>39,025,200.00</u> 41,255,600.00
-074 Land Improvements Total	\$	1,759,400.00 <u>4,839,800.00</u> 6,599,200.00

.

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 26 day of ______, 2016.

Agent/Attorney/Petitioner

Denver County Board of Equalization

By:

Ken Hunsperger George McElroy & Associates, Inc. 3131 Vaughn Way, Suite 301 Aurora, CO 80014 Telephone: (303) 696-9666

By:

Charles T. Solomon #26873 Assistant City Attorney 201 West Colfax Avenue, Dept. 1207 Denver, CO 80202 Telephone: 720-913-3275 Fax: 720-913-3180 Docket No: 68731