

<b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	<b>Docket Number: 68883</b>
Petitioner: <b>WPC 170-270, LLC -</b>  v.  Respondent: <b>DENVER COUNTY BOARD OF COUNTY COMMISSIONERS</b>	
<b>ORDER ON STIPULATION</b>	

**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.: 01201-21-014-000+1**  
**Category: Abatement Appeal                      Property Type: Other (Industrial)**
  
2. Petitioner is protesting the 13-14 actual value of the subject property.
  
3. The parties agreed that the 13-14 actual value of the subject property should be reduced to:  

**Total Value: \$7,234,100**  
 (Reference Attached Stipulation)
  
4. The Board concurs with the Stipulation.

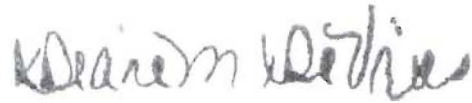
**ORDER:**

Respondent is ordered to reduce the 13-14 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 20th day of April 2017.

**BOARD OF ASSESSMENT APPEALS**

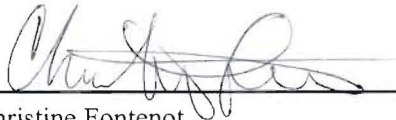


\_\_\_\_\_  
Diane M. DeVries

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



\_\_\_\_\_  
Debra A. Baumbach



\_\_\_\_\_  
Christine Fontenot



STATE OF COLORADO  
BD OF ASSESSMENT APPEALS

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<b>BOARD OF ASSESSMENT APPEALS</b> <b>STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	
Petitioner:  <b>WPC 170-270, LLC</b>	
v.	Docket Number:  68883
Respondent:  <b>DENVER COUNTY BOARD OF EQUALIZATION</b> Attorneys for Denver County Board of Equalization	Schedule Number:  01201-21-014-000+1
City Attorney  Charles T. Solomon #26873 Assistant City Attorney 201 West Colfax Avenue, Dept. 1207 Denver, Colorado 80202 Telephone: 720-913-3275 E-mail: <a href="mailto:Charles.solomon@denvergov.org">Charles.solomon@denvergov.org</a>	
<b>STIPULATION (AS TO TAX YEAR 2013 AND 2014 ACTUAL VALUE)</b>	

Petitioner, WPC 170-270, LLC, and Respondent, DENVER COUNTY BOARD OF EQUALIZATION, hereby enter into this Stipulation regarding tax years 2013 and 2014 valuations of the subject properties, 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 properties subject to this Stipulation are described as:  
  
6750 E. 46<sup>th</sup> Avenue and 6606 E. 47<sup>th</sup> Avenue  
Denver, Colorado
2. The subject properties are classified as commercial real property.
3. The County Assessor originally assigned the following actual value on the subject properties for tax years 2013 and 2014.

01201-21-014-000		
Land	\$	729,000.00
Improvements	\$	<u>2,105,100.00</u>
Total	\$	2,834,100.00

01201-21-024-000		
Land	\$	1,110,000.00
Improvements	\$	<u>3,453,100.00</u>
Total	\$	4,563,100.00

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

01201-21-014-000		
Land	\$	729,000.00
Improvements	\$	<u>2,105,100.00</u>
Total	\$	2,834,100.00

01201-21-024-000		
Land	\$	1,110,000.00
Improvements	\$	<u>3,453,100.00</u>
Total	\$	4,563,100.00

5. After further review and negotiation, the Petitioner and Denver County Board of Equalization agree to the following actual values for the subject properties for tax years 2013 and 2014.

01201-21-014-000		
Land	\$	729,000.00
Improvements	\$	<u>2,105,100.00</u>
Total	\$	2,834,100.00

01201-21-024-000		
Land	\$	1,110,000.00
Improvements	\$	<u>3,290,000.00</u>
Total	\$	4,400,000.00

6. The valuations, as established above, shall be binding only with respect to tax years 2013 and 2014.

7. Brief narrative as to why the reductions were made:

A review of the income and expenses and occupancy of the subject properties indicated a reduction in the value of the subject properties.

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 18<sup>th</sup> day of April, 2017.

Agent/Attorney/Petitioner

Denver County Board of Equalization

By: 

By: 

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