

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 69296
Petitioner: R A K INVESTMENTS, INC. - 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 Schedule No.: 05112-05-034-000
 Category: Valuation/Protest Appeal Property Type: Commercial
2. Petitioner is protesting the 2016 actual value of the subject property.
3. The parties agreed that the 2016 actual value of the subject property should be reduced to:

Total Value: \$1,218,900
 (Reference Attached Stipulation)

4. The Board concurs with the Stipulation.

ORDER:

Respondent is ordered to reduce the 2016 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 24th day of April 2017.

BOARD OF ASSESSMENT APPEALS

Diane M. DeVries

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

Debra A. Baumbach

Christine Fontenot

Christine Fontenot



STATE OF COLORADO
BD OF ASSESSMENT APPEALS

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BOARD OF ASSESSMENT APPEALS STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	
Petitioner: R A K INVESTMENTS, INC.	
v.	Docket Number:
Respondent:	69296
DENVER COUNTY BOARD OF EQUALIZATION Attorneys for Denver County Board of Equalization	Schedule Number:
City Attorney Mitch T Behr #38452 Assistant City Attorney 201 West Colfax Avenue, Dept. 1207 Denver, Colorado 80202 Telephone: 720-913-9275 Facsimile: 720-913-3180 Email: mitchel.behr@denvergov.org	05112-05-034-000
STIPULATION (AS TO TAX YEAR 2016 ACTUAL VALUE)	

Petitioner, R A K INVESTMENTS, INC., and Respondent, DENVER COUNTY BOARD OF EQUALIZATION, hereby enter into this Stipulation regarding the tax year 2016 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:

1038 E. 16th Avenue
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 2016.

Land	\$	1,395,000.00
Improvements	\$	<u>35,200.00</u>
Total	\$	1,430,700.00

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

Land	\$	1,395,500.00
Improvements	\$	<u>1,000.00</u>
Total	\$	1,396,500.00

5. After further review and negotiation, the Petitioner and the Denver County Board of Equalization agree to the following actual value for the subject property for tax year 2016.

Land	\$	1,217,900.00
Improvements	\$	<u>1,000.00</u>
Total	\$	1,218,900.00

6. The valuations, as established above, shall be binding only with respect to tax year 2016.

7. Brief narrative as to why the reduction was made:

A review of the other land sales 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 13th day of April, 2017.

Agent/Attorney/Petitioner

Denver County Board of Equalization

By: 

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Docket No: 69296