BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 69487
Petitioner: HAJOCA CORP -	
v.	
Respondent:	
DENVER COUNTY BOARD OF EQUALIZATION	
ORDER ON STIPULATIO)N

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:
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County Schedule No.: 05096-17-003-000

Category: Valuation/Protest Appeal Property Type: Other (INDUSTRIAL)

- 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: \$1,600,000

(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 21st day of November 2016.

BOARD OF ASSESSMENT APPEALS

Dearin Divine

Diane M. DeVries

Julia a Baumbach

Debra A. Baumbach

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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

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HAJOCA CORP	
	Docket Number:
V.	69487
Respondent:	00407
	Schedule Number:
DENVER COUNTY BOARD OF EQUALIZATION	
Attorney for Denver County Board of Equalization of the	05096-17-003-000
City and County of Denver	
City Attorney	
Mitch Behr, #38452	
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 2016 ACTUAL VALUE)

Petitioner, HAJOCA CORP 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(s) and Respondent agree and stipulate as follows:

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

280 S Santa Fe Dr Denver, Colorado 2. The subject property is classified as commercial property.

3. The County Assessor originally assigned the following actual value on the subject property for tax year 2016.

-003	
Land	\$ 855,400.00
Improvements	\$ B18,200.00
Total	\$ 1,673,600.00

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

-003	
Land	\$ 855,400.00
Improvements	\$ 818,200.00
Total	\$ 1,673,600.00

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

-003	
Land	\$ 855,400.00
Improvements	\$ 744,600.00
Total	\$ 1,600,000.00

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 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 aiready scheduled.

november 2016. **DATED** this

Agent/Attomey/Petitioner By:

Todd Stevens / Build Stevens & Associates / FNC 9635 Maroon Cir 450 Denver, CO 80237 Telephone: 303-3471878 Email: carolh@stevensandassoc.com Denver County Board of Equalization

By:

Mitch Behr, #38452 201 West Colfax Avenue, Dept. 1207 Denver, CO 80202 Telephone: 720-913-3275 Fax: 720-913-3180 Docket No: 69487