

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 69706
Petitioner: BRCM, LLC - 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.: 02321-34-022-000
Category: Valuation/Protest Appeal Property Type: Vacant Land
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: \$128,600
 (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

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

G. Katardzic

Gordana Katardzic



2016 NOV 16 AM 11:34

BOARD OF ASSESSMENT APPEALS STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	
Petitioner: BRCM, LLC v. Respondent: DENVER COUNTY BOARD OF EQUALIZATION	Docket Number: 69706 Schedule Number: 02321-34-022-000
Attorney for Denver County 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 Email: charles.solomon@denvergov.org	
STIPULATION (AS TO TAX YEAR 2016 ACTUAL VALUE)	

Petitioner, BRCM, LLC, and Respondent, DENVER COUNTY BOARD OF EQUALIZATION, hereby enters 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:

2006 Bryant Street
Denver, Colorado

2. The subject property is classified as miscellaneous commercial vacant land.

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

Land	\$	257,200
Improvements	\$	<u>00</u>
Total	\$	257,200

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

Land	\$	257,200
Improvements	\$	<u>00</u>
Total	\$	257,200

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

Land	\$	128,600
Improvements	\$	<u>00</u>
Total	\$	128,600

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:

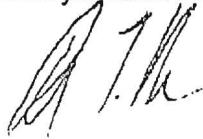
For the reasons reflected on the attached City and County of Denver Property Appraisal Division Summary applicable to this Property for tax year 2016, as per the Colorado Revised Statutes, which will be maintained as appraisal data for this Property, the parties agree to the following stipulated value: \$128,600.

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 16th day of November, 2016.

Agent/Attorney/Petitioner Denver County Board of Equalization

By:



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By:



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201 West Colfax Avenue, Dept. 1207
Denver, CO 80202
Telephone: (720) 913-3275

Docket No: 69706

MASP700
MASP700-01

COMMERCIAL

CITY AND COUNTY OF DENVER
PROPERTY APPRAISAL DIVISION

10/20/2016

PAGE 1

PARCEL ID -02321-34-022-000
PIN 163612353
OWNER BRCM LLC

APPR YEAR 2015 (MAP 09208 ROUTING 0000.000)

100.0%

LEGAL DESCRIPTION
RIVER FRONT IN THE TOWN OF
HIGHLANDS BLK 6 PT L 20-23
DAF
*

CARD 01 OF 01
SITE
ADDRESS 2006 BRYANT ST
INFO

C-S-Z 6301 W 44TH AVE # B
WHEAT RIDGE CO 80033-

DEED REF 20081-44298 BG 10/23/2008

CONDO REF

ZONING CMX ACTUAL PRV
TAX DISTRICT DENVER
PROPERTY CLASS 0510 MISC LAND > 1 ACRE

ZONE10 C-MX-5 COUNT 1

LAND SIZE 6,859

CURR	APPRAISED VALUES		TOTAL
	LAND	BLDG	
	257,200		257,200
ASSESS	VALUATION HISTORY		TOTAL
	LAND	BLDG	
2014	102,900		102,900
2013	102,900		102,900

PROPERTY FACTORS

CLASS A SECTION D DENVER CLASS 016
LIV UNIT 000 NBRHOOD 0250*
COMMON AREA UND INT
JDC 100 PARTIAL CONST N
UTILITIES 2 SITE DEVELOPMENT 4
LOCATION 0 MIXED USE S
ODF 100 ACCESS 1 PARKING
TRAFFIC 3 FRONT 5 CONTAM
YARD IMPROVEMENTS AND SECONDARY BLDGS
TYPE F/V SIZE UNIT PC PU YR %GD

INSPECTION / / BY
BUILDING PERMITS RECORD:
PER#1
PER#2
SALES 1. 10/2008 50,000 T-1 V-3 C-NG D-
2.
3.

OTHER FEATURES
LN CODE FV MEAS 1 MEAS 2 QTY

LAND INFORMATION			
TYPE	SIZE	PRICE	INFL
L			
L			
L			
L			
S 1	6,859	37.50	9 -50
S			
S			
S			
S			
A			
A			
A			
G			
TOTAL LAND VALUE			128,600

- 1.
- 2.
- 3.
- 4.
- 5.
- 6.
- 7.
- 8.

- 1.
- 2.
- 3.
- 4.
- 5.
- 6.
- 7.
- 8.

TOTAL OBY VALUE

GROSS BUILDING SUMMARY:

DESC VALUE
BUILDING INFORMATION BLDG YEAR UNITS STRCD COST MOD 4 IDENT
INT/EXT DATA 1 2 3
SECTION SECT SECT SECT SECT SECT SECT SECT SECT
LEVELS TO TO TO TO TO TO TO TO
SIZE
PERIMETER
USE CODE
WALL HGT
WALL CODE
CONST TYPE
INT FIN
PARTITIONS
HEATING
AIRCOND
PLUMBING
CONDITION
FUNCTIONAL
COND %
FUNC %
ECON %
SUMMARY %

NOTES
FROM CAMA FILE 1. I9-CUT FROM 34-015 6/15/2009
3. I5-APPLY LAND DISC, BACKS TO HG

2. R1-10/2008 SALE C&C TO BRCM LLC
4. HW-Y, SHAPE.= 50%

BLDG NAME VACANT LAND
E.C.F.
INCOME MODEL ADJUSTMENT
OCCUP OVERRIDE
VALUATION METHOD
INCOME AGE OVERD
OVERRIDE REASON
PARCEL TIEBACK

APPRAISED VALUE CONCLUSIONS

TOTAL IMPR	0
TOTAL LAND	128,600
TOTAL COST	128,600
I/E	
MARKET ESTIMATE	
FINAL 0 CST 03/05/2015	257,200
BLDG COST	0
AFR 1. YR	
2. YR	
3. YR	
4. YR	
CALP=00003 LT=001 SQ=104 AC=001	
B= 4,000 V= 75.00 I=	75.00