BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO

1313 Sherman Street, Room 315 Denver, Colorado 80203

Petitioner:

PARKING PARTNERS CAPITAL FUND LLC -

٧.

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.: 0234

02342-27-021-000

Category: Valuation/Protest Appeal

Property Type: Other (Special Purpose)

Docket Number: 69711

- 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:

\$549,800

(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.

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

BOARD OF ASSESSMENT APPEALS

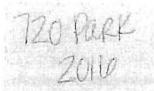
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Petitioner:

PARKING PARTNERS CAPITAL FUND, LLC

V. .

Respondent: 69711

DENVER COUNTY BOARD OF EQUALIZATION

Attorney for Denver County Board of Equalization of the 02342-27-021-000

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, PARKING PARTNERS CAPITAL FUND, LLC, and Respondent, DENVER COUNTY BOARD OF, 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:

720 Park Avenue West Denver, Colorado

- 2. The subject property is classified as a miscellaneous commercial vacant land.
- 3. The County Assessor originally assigned the following actual value on the subject property for tax year 2016.

Land	\$ 609,800
Improvements	\$ <u>1,000</u>
Total	\$ 610,800

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

Land	\$ 609,800
Improvements	\$ 1,000
Total	\$ 610,800

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	\$ 548,800
Improvements	\$ <u>1,000</u>
Total	\$ 549,800

- 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 settlement purposes only, the parties agree the Property should be valued at \$549,800 for the 2016 tax year. Petitioner believes the following characteristics should be taken into consideration when valuing the Property: size, location, access, and situation within a blight district, area of high crime, homelessness and homeless services.

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 day of November, 2016.

Agent/Attorney/Petitioner

By:

Robert T. Hoban, Esq.
Hoban Law Group
730 17th Street, Suite 420
Denver, CO 80202
Telephone: (303) 674-7000

Denver County Board of Equalization

By:

Charles T. Solomon #26873
201 West Colfax Avenue, Dept. 1207
Denver, CO 80202
Telephone: (720) 913-3275

Docket No: 69711