BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number:	69712
Petitioner: PARKING PARTNERS CAPITAL FUND 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:

Subject prop	erty is describ	bed as follows:		
County Scł	edule No.:	02342-27-002-000		
Category:	Valuation/I	Protest Appeal	Property Type:	Other (Special Purpose)
Petitioner is	protesting the	2016 actual value of	the subject propert	у.

3. The parties agreed that the 2016 actual value of the subject property should be reduced to:

Total Value: \$184,100

(Reference Attached Stipulation)

4. The Board concurs with the Stipulation.

ORDER:

1.

2.

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 Sura Baumbach

Diane M. DeVries

Debra A. Baumbach

6 datardic

of Assessment Appeals.

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

Gordana Katardzic





2016 NOV 16 AM 11: 35

1		
	BOARD OF ASSESSMENT APPEALS	
	STATE OF COLORADO	
	1313 Sherman Street, Room 315	
	Denver, Colorado 80203	
	Petitioner:	
	PARKING PARTNERS CAPITAL FUND, LLC	
		Docket Number:
	٧.	
		69712
	Respondent:	
		Schedule Number:
	DENVER COUNTY BOARD OF EQUALIZATION	
	Attorney for Denver County Board of Equalization of the	02342-27-002-000
	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 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:

2250 Stout Street 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	\$ -	203,500
Improvements	\$	1,000
Total	\$	204,500

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

Land	\$ 203,500
Improvements	\$ 1,000
Total	\$ 204,500

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	\$ 183,100
Improvements	\$ <u>1,000</u>
Total	\$ 184,100

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 \$184,100 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 1/4th day of 1/00 mber , 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: 69712