BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number:	71531
Petitioner:		
LBA REALTY FUND III-COMPANY III LLC		
V.		
Respondent:		
Kesponuem.		
DENVER COUNTY BOARD OF EQUALIZATION		
n an		
ORDER ON STIPULATION		

THE PARTIES TO THIS ACTION entered into a Stipulation, which has been accepted 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:
1.	Sucjeer	Property	10	accounted	40	101101101

County Schedule No.: 02345-11-029-000

Category: Valuation/Protest Appeal Property Type: Commercial

- 2. Petitioner is protesting the 2017 actual value of the subject property.
- 3. The parties agreed that the 2017 actual value of the subject property should be reduced to:

Total Value: \$218,200,000

(Reference Attached Stipulation)

4. The Board concurs with the Stipulation.

ORDER:

Respondent is ordered to reduce the 2017 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 28th day of August 2018.

BOARD OF ASSESSMENT APPEALS

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Diane M. DeVries

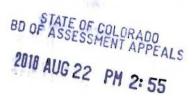
Baumbach selva a.

Debra A. Baumbach

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

Yesenia Araujo





BOARD OF ASSESSMENT APPEALS STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	
Petitloner:	
LBA REALTY FUND III COMPANY	Docket Number:
ν.	71531
Respondent:	Schedule Number:
DENVER COUNTY BOARD OF EQUALIZATION	Consider Admissi.
Attorney for Denver County Board of Equalization of the City and County of Denver	02345-11-029-000
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 2017 ACT	UAL VALUE)

Petitioner, LBA REALTY FUND III COMPANY, and Respondent, DENVER COUNTY BOARD OF EQUALIZATION OF THE CITY AND COUNTY OF DENVER, hereby enter into this Stipulation regarding the tax year 2017 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:

999 18th St Denver, Colorado 80202 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 2017.

Land	\$ 26,759,800.00
Improvements	\$ 196,848,200.00
Total	\$ 223,608,000.00

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

Land	\$ 26,759,800.00
Improvements	\$ 199,509,700.00
Total	\$ 226,269,500.00

5. After further review and negotiation, the Petitioner and Board of Equalization of the City and County of Denver agree to the following actual value for the subject property for tax year 2017.

Land	\$ 26,759,800.00
Improvements	\$ 191,440,200.00
Total	\$ 218,200,000.00

6. The valuations, as established above, shall be binding only with respect to tax year 2017.

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

The value was adjusted after review of subject's actual income and expenses.

 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 _2/14 day of August, 2018.

Agent/Attorney/Petitioner

Matthew Poling Ryan LLC 7979 E Tufts Ave., Ste 1500 Telephone: (303) 222-1845 Email: Matt.Poling@Ryan.com

Denver County Board of Equalization of the City and County of Denver

By:

Charles T. Solomon #26873 201 West Colfax Avenue, Dept. 1207 Denver, CO 80202 Telephone: 720-913-3275 Docket No: 71531