

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 71596
Petitioner: COLUMBINE DEVELOPMENT PARTNERS 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.: 05122-23-038-000
 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: \$31,900,000
 (Reference Attached Stipulation)

4. The Board concurs with the Stipulation.

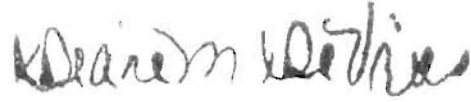
ORDER:

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 7th day of March 2018.

BOARD OF ASSESSMENT APPEALS

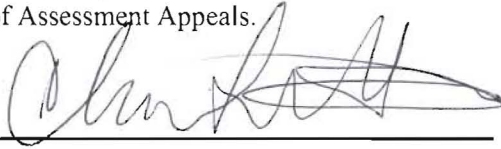


Diane M. DeVries



Debra A. Baumbach

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



Christine Fontenot





DENVER
THE MILE HIGH CITY

MICHAEL B. HANCOCK
Mayor

DEPARTMENT OF LAW
KRISTIN M. BRONSON
CITY ATTORNEY

Municipal Operations Section
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BOARD OF ASSESSMENT APPEALS

2018 FEB 22 PM 2:25

February 23, 2018

Colorado Board of Assessment Appeals
1313 Sherman Street #315
Denver, Colorado 80203

Re: Docket Number: 71596
COLUMBINE DEVELOPMENT PARTNERS

Dear Chairperson and Members of the Board:

Please find a copy of the Stipulation As to Value in this matter.

Sincerely,

Noah Cecil
Assistant City Attorney

/sal

cc: Michael Van Donselaar, Duff & Phelps LLC

Enclosure

2018 FEB 22 PM 2: 25

BOARD OF ASSESSMENT APPEALS STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	
Petitioner: COLUMBINE DEVELOPMENT PARTNERS	
v.	
Respondent: DENVER COUNTY BOARD OF EQUALIZATION	Docket Number: 71596
Attorney for Denver County Board of Equalization of the City and County of Denver	Schedule Number: 05122-23-038-000
City Attorney Noah Cecil #48837 Assistant City Attorney 201 West Colfax Avenue, Dept. 1207 Denver, Colorado 80202 Telephone: 720-913-3275 Email: noah.cecil@denvergov.org	
STIPULATION (AS TO TAX YEAR 2017 ACTUAL VALUE)	

Petitioner, COLUMBINE DEVELOPMENT PARTNERS, and Respondent, 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:

245 COLUMBINE STREET
Denver, Colorado 80206

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	\$ 6,251,100.00
Improvements	\$ <u>30,014,800.00</u>
Total	\$ 36,265,900.00

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

Land	\$ 6,251,100.00
Improvements	\$ <u>32,048,900.00</u>
Total	\$ 38,300,000.00

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	\$ 6,251,100.00
Improvements	\$ <u>25,648,900.00</u>
Total	\$ 31,900,000.00

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 actual income and expense levels.

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 22nd day of February, 2018.

Agent/Attorney/Petitioner

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

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Docket No: 71596