

<b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	<b>Docket Number: 72914</b>
Petitioner: <b>MERCANTILE HOUSING LLC</b>  v. Respondent: <b>DENVER COUNTY BOARD OF EQUALIZATION</b>	
<b>ORDER ON STIPULATION</b>	

**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.: 02331-13-025-025+1**  
**Category: Valuation/Protest Appeal      Property Type: Residential**
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: \$12,136,900**  
(Reference Attached Stipulation)

4. The Board concurs with the Stipulation.

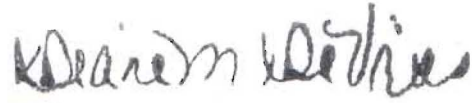
**ORDER:**

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 18th day of January 2018.

BOARD OF ASSESSMENT APPEALS

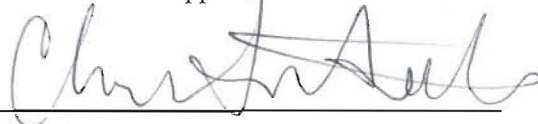


Diane M. DeVries

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



Debra A. Baumbach



Christine Fontenot



2018 JAN 12 AM 8:08

<b>BOARD OF ASSESSMENT APPEALS</b> <b>STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	
Petitioner:  <b>MERCANTILE HOUSING LLC</b>	
v.	
Respondent:  <b>DENVER COUNTY BOARD OF EQUALIZATION</b>	Docket Number:  72914
Attorney for Denver County Board of Equalization of the City and County of Denver	Schedule Number:  02331-13-025-025+1
City Attorney  Mitch Behr #38452 Assistant City Attorney 201 West Colfax Avenue, Dept. 1207 Denver, Colorado 80202 Telephone: 720-913-3275 Email: <a href="mailto:mitchel.behr@denvergov.org">mitchel.behr@denvergov.org</a>	
<b>STIPULATION (AS TO TAX YEAR 2017 ACTUAL VALUE)</b>	

Petitioner, MERCANTILE HOUSING, LLC, 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 properties, 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 properties subject to this Stipulation are described as:

1606 16<sup>th</sup> Street & 1545 Wazee Street  
Denver, CO

2. The subject properties are classified as residential real property.

3. The County Assessor originally assigned the following actual values to the subject properties for tax year 2017.

	Land	Improvements	Total
02331-13-025-025	\$1,632,000	\$7,695,400	\$9,327,400
02331-13-026-026	\$1,512,000	\$8,644,400	\$10,156,400

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 properties as follows:

	Land	Improvements	Total
02331-13-025-025	\$1,632,000	\$7,695,400	\$9,327,400
02331-13-026-026	\$1,512,000	\$8,644,400	\$10,156,400

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 properties for tax year 2017.

	Land	Improvements	Total
02331-13-025-025	\$1,632,000	\$4,178,200	\$5,810,200
02331-13-026-026	\$1,512,000	\$4,814,700	\$6,326,700

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:

A further review of rent restriction documents and application of an EDMA factor results in the reductions.

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.

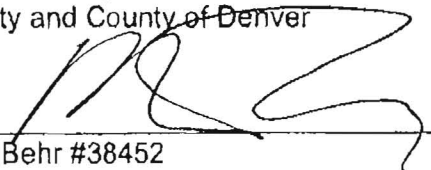
DATED this 11<sup>th</sup> day of January, 2018.

Agent/Attorney/Petitioner

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



By:



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