

<b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	<b>Docket Number: 72949</b>
Petitioner: <b>GATEWAY MONTBELLO</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 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:  

**County Schedule No.: 01143-00-014-000+1**  
**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: \$4,327,200**  
 (Reference Attached Stipulation)
4. The Board concurs with the Stipulation.

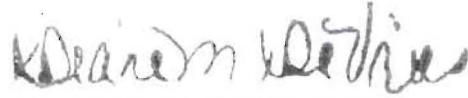
**ORDER:**

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 10th day of April 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



2010 APR -2 PM 1:12

<b>BOARD OF ASSESSMENT APPEALS</b> <b>STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	
Petitioner: <b>GATEWAY MONTBELLO</b>	Docket Number:  72949
v.	Schedule Number:  01143-00-014-000+1
Respondent: <b>DENVER COUNTY BOARD OF EQUALIZATION</b> Attorney for Denver County Board of Equalization of the City and County of Denver	
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	
<b>STIPULATION (AS TO TAX YEAR 2017 ACTUAL VALUE)</b>	

Petitioner, GATEWAY MONTBELLO, 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:

4945 & 4987 Lima St.  
Denver, Colorado 80239

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	Improvements	Total
01143-00-014-000	\$689,400	\$3,973,600	\$4,663,000
01144-02-004-000	\$191,500	\$14,700	\$206,200

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	Improvements	Total
01143-00-014-000	\$689,400	\$4,050,300	\$4,739,700
01144-02-004-000	\$191,500	\$14,700	\$206,200

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	Improvements	Total
01143-00-014-000	\$689,400	\$3,431,600	\$4,121,000
01144-02-004-000	\$191,500	\$14,700	\$206,200

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:

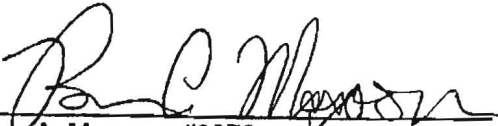
The value was adjusted after review of subject sales price.

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 30<sup>th</sup> day of March, 2018.

Agent/Attorney/Petitioner

Board of Equalization of the City and  
County of Denver



By: 

Brian A. Magoon, #9072  
Kimberly A. Bruetsch, #32838  
Robinson Waters & O'Dorsio P.C.  
1099 18th Street, Suite 2600  
Denver, CO 80202  
T: 303-297-2600  
F: 303-297-2650  
E: [bmagoon@rwolaw.com](mailto:bmagoon@rwolaw.com)  
[kbruetsch@rwolaw.com](mailto:kbruetsch@rwolaw.com)  
*Attorneys for Petitioner's Agent,  
Marvin F. Poer and Company*

Noah Cecil #48837  
201 West Colfax Avenue, Dept. 1207  
Denver, CO 80202  
Telephone: 720.913.3275  
Docket No: 72949