

<b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	<b>Docket Number: 73022</b>
Petitioner: <b>PACIFICA CENTRAL PARTNERSHIP</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.: 05095-06-017-000+1**  
**Category: Valuation/Protest Appeal      Property Type: Other (Industrial)**
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: \$5,350,000**  
(Reference Attached Stipulation)

4. The Board concurs with the Stipulation.

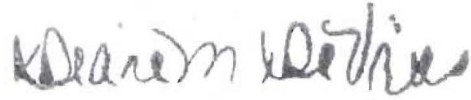
**ORDER:**

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 8th day of June 2018.

**BOARD OF ASSESSMENT APPEALS**

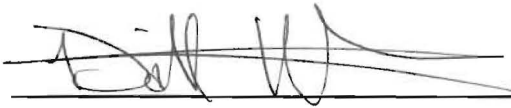


Diane M. DeVries

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



Debra A. Baumbach



Danielle Williams



STATE OF COLORADO  
BD OF ASSESSMENT APPEALS

2018 JUN -6 PM 4:45

<b>BOARD OF ASSESSMENT APPEALS</b> <b>STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	
Petitioner: <b>PACIFICA CENTRAL PARTNERSHIP</b>	Docket Number: 73022 4/7
v.	Schedule Number: 05095-06-017-000+1
Respondent: <b>DENVER COUNTY BOARD OF EQUALIZATION</b> Attorney for Denver County Board of Equalization	
City Attorney  Noah M. 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, PACIFICA CENTRAL PARTNERSHIP, and Respondent, DENVER COUNTY BOARD OF EQUALIZATION, 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 and Respondent agree and stipulate as follows:

1. The property subject to this Stipulation is described as:

1425 W Bayaud Ave -1441  
Denver, Colorado

2. The subject property is classified as commercial property.
3. The County Assessor originally assigned the following actual value on the subject property for tax year 2017.

05095-06-017-000		
Land	\$	2,046,600.00
Improvements	\$	<u>1,461,300.00</u>
Total	\$	3,507,900.00

05095-06-019-000		
Land	\$	1,779,700.00
Improvements	\$	<u>253,900.00</u>
Total	\$	2,033,600.00

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

05095-06-017-000		
Land	\$	2,046,600.00
Improvements	\$	<u>1,799,700.00</u>
Total	\$	3,846,300.00

05095-06-019-000		
Land	\$	1,779,700.00
Improvements	\$	<u>500,900.00</u>
Total	\$	2,280,600.00

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

05095-06-017-000		
Land	\$	2,046,600.00
Improvements	\$	<u>1,467,700.00</u>
Total	\$	3,514,300.00

05095-06-019-000		
Land	\$	1,779,700.00
Improvements	\$	<u>56,000.00</u>
Total	\$	1,835,700.00

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:

A review of the income and expenses and occupancy of the subject property indicated a reduction in the value of the subject property.

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 10 day of June, 2018.

Agent/Attorney/Petitioner

Denver County Board of Equalization

By: 

Todd Stevens  
Stevens & Associates  
9635 Maroon Cir #450  
Englewood, CO 80112  
Telephone: 303-347-1878

By: 

Noah M. Cecil, Esq.  
201 West Colfax Avenue, Dept. 1207  
Denver, CO 80202  
Telephone: 720-913-3275  
Email: noah.cecil@denvergov.org  
Docket No: 73022



MICHAEL B. HANCOCK  
Mayor

DEPARTMENT OF LAW  
KRISTIN M. BRONSON  
CITY ATTORNEY

Municipal Operations Section  
201 West Colfax Avenue, Dept. 1207  
Denver, CO 80202-5332  
p: 720-913-3275  
f: 720-913-3180

June 7, 2018

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

Re: Docket Number: 73022  
PACIFICA CENTRAL PARTNERSHIP

STATE OF COLORADO  
BOARD OF ASSESSMENT APPEALS  
2018 JUN -6 PM 4:45

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: Todd Stevens, Stevens & Associates, Inc.

Enclosure