

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 73110
Petitioner: ABACUS PROPERTIES LLC v. Respondent: DENVER COUNTY BOARD OF EQUALIZATION	
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:

County Schedule No.: 05222-07-049-000+1

Category: Valuation/Protest Appeal Property Type: Other (Commercial/Resid

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: \$2,500,000

(Reference Attached Stipulation)

4. The Board concurs with the Stipulation.

ORDER:

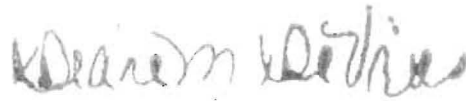
Respondent is ordered to reduce the 2017 actual value of the subject property, as set forth above.

The Denver County Assessor is directed to change his/her records accordingly.

Other (Commercial/Residential)

DATED AND MAILED this 1st day of October 2018.

BOARD OF ASSESSMENT APPEALS

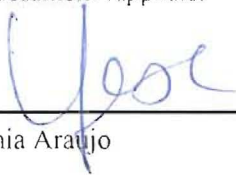


Diane M. DeVries



Debra A. Baumbach

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



Yesenia Aratjo



STATE OF COLORADO
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BOARD OF ASSESSMENT APPEALS

STATE OF COLORADO

1313 Sherman Street, Room 315
Denver, Colorado 80203

Petitioner:

ABACUS PROPERTIES LLC

v.

Respondent:

DENVER COUNTY BOARD OF EQUALIZATION

Attorney for Denver County Board of Equalization

City Attorney

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Denver, Colorado 80202
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Docket Number:

73110

Schedule Number:

05222-07-049-000 +1

STIPULATION (AS TO TAX YEAR 2017 ACTUAL VALUE)

Petitioner, ABACUS PROPERTIES LLC, 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:

1440-1474 S Acoma St. and 1492 S Acoma St
Denver, Colorado

2. The subject property is partially classified as commercial real property and partially classified as residential real property.

3. The County Assessor originally assigned the following actual value on the subject property for tax year 2017.

05222-07-049-000		
Land	\$	187,500.00
Improvements	\$	<u>369,100.00</u>
Total	\$	556,600.00

05222-07-050-000		
Land	\$	662,300.00
Improvements	\$	<u>1,460,400.00</u>
Total	\$	2,122,700.00

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:

05222-07-049-000		
Land	\$	187,500.00
Improvements	\$	<u>369,100.00</u>
Total	\$	556,600.00

05222-07-050-000		
Land	\$	662,300.00
Improvements	\$	<u>1,460,400.00</u>
Total	\$	2,122,700.00

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.

05222-07-049-000		
Land	\$	187,500.00
Improvements	\$	<u>312,500.00</u>
Total	\$	500,000.00

05222-07-050-000		
	<u>Commercial</u>	<u>Residential</u>
Land	\$ 603,500.00	\$ 58,800.00
Improvements	<u>\$1,218,700.00</u>	<u>\$ 119,000.00</u>
Total	\$1,822,200.00	\$ 177,800.00

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 17TH day of August, 2018.

Agent/Attorney/Petitioner

Denver County Board of Equalization

By: 

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