BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO

1313 Sherman Street, Room 315 Denver, Colorado 80203

Petitioner:

ST PAUL PROPERTIES, INC.

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.: 01244-00-011-000+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: \$16,100,000

(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.

Docket Number: 73129

DATED this 16th day of August 2019.

BOARD OF ASSESSMENT APPEALS

Koranim Dirine

Diane M. DeVries Sulna a Baumbach

Debra A. Baumbach

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

Yesenia Araujo



STATE OF COLORADO BD OF ASSESSMENT APPEALS

2019 AUG 16 AM 9: 34

BOARD OF ASSESSMENT APPEALS STATE OF COLORADO 1313 Sherman Street, Room 315	
Denver, Colorado 80203	_
Petitioner:	
ST. PAUL PROPERTIES, INC.	
	Docket Number:
ν.	73129
Respondent:	
DENVER COUNTY BOARD OF EQUALIZATION	Schedule Number:
Attorney for Denver County Board of Equalization of the City and County of Denver	01244-00-011-000+1
City Attorney	
Charles T. Solomon #26873	
Assistant City Attorney	
201 West Colfax Avenue, Dept. 1207 Denver, Colorado 80202	
Telephone: 720-913-3275	
Email: charles.solomon@denvergov.org	

Petitioner, ST. PAUL PROPERTIES, INC. 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:

12905 and 13100 E 39TH Avenue Denver, Colorado

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.

01244-00-011-0	00	
Land	\$	2,113,100.00
Improvements	\$	8,502,600.00
Total	\$	10,615,700.00
01244-02-003-0	000	
Land	\$	1,311,200.00
Improvements	\$	4,750,800.00
Total	\$	6,062,000.00

4. After appeal to the Denver County 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:

01244-00-011-0	00	
Land	\$	2,113,100.00
Improvements	\$	8,502,600.00
Total	\$	10,615,700.00

01244-02-003-000

01244-02-000-0	100	
Land	\$	1,311,200.00
Improvements	\$	4,750,800.00
Total	\$	6,062,000.00

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.

01244-00-011-0 Land Improvements Total	00 \$ \$ \$	2,113,100.00 <u>8,136,900.00</u> 10,250,000.00
01244-02-003-0 Land Improvements Total	000 \$ \$ \$	1,311,200.00 <u>4,538,800.00</u> 5,850,000.00

 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 market sales and income and expense levels.

 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 ____ day of October, 2018.

Agent/Attorney/Petitioner

Todd J. Stevens Stevens and Associates, Inc. 9635 Maroon Circle, Suite No. 450 Englewood, CO 80112 Telephone: (303) 347-1878

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

/s/ Charles T. Solomon

Charles T. Solomon #26873 201 West Colfax Avenue, Dept. 1207 Denver, CO 80202 Telephone: 720-913-3275 Docket No: 73129

3

By: