BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 7	73138
Petitioner: SMALLEY & COMPANY		
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.: 05164-	00-230-000	
	Category: Valuation/Protest A	Appeal Property Type:	Other (Industrial)
2.	Petitioner is protesting the 2017 ac	tual value of the subject propert	у.
3.	The parties agreed that the 2017 ac	tual value of the subject propert	y should be reduced to:

Total Value: \$2,920,000

(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 17th day of December 2018.

#### **BOARD OF ASSESSMENT APPEALS**

Diane M. DeVries Jure a. Barmbach

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 Aranjo



#### STATE OF COLORADO BD OF ASSESSMENT APPEALS

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1313 Sherman Street, Room 315	
Denver, Colorado 80203	
Petitioner:	
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v.	Docket Number: 73138
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	Schedule Number:
DENVER COUNTY BOARD OF EQUALIZATION	05164-00-230-000
Attorney for Denver County Board of Equalization	03104-00-230-000
Anomey to beriver 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	
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STIPULATION (AS TO TAX YEAR 2017 ACT	UAL VALUE)

# Petitioner, SMALLEY & COMPANY 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:

861 S JASON ST Denver, Colorado 80223

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.

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Land	\$ \$901,700.00
Improvements	\$ \$2,163,100.00
Total	\$ \$3,064,800.00

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:

Land	\$ \$901,700.00
Improvements	\$ \$2,163,100.00
Total	\$ \$3,064,800.00

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.

Land	\$ \$901,700.00
Improvements	\$ \$2,018,300.00
Total	\$ \$2,920,000.00

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 further review of the market and income approaches to value.

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 Cay of November, 2018.

Agent/Attorney/Petitioner

BY!

Todd J. Stevens Stevens and Associates

9635 Marcon Cir, Suite 450 Englewood, CO 80112 Telephone: (303) 347-1878 Email: todd@stevensandassoc.com Denver County Board of Equalization

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: 73138