BOARD OF ASSESSMENT APPEALS. STATE OF COLORADO

1313 Sherman Street, Room 315 Denver, Colorado 80203

Petitioner:

TAXI BUILDING I LLC & RINGSBY COURT LLC

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.:

02224-00-062-000+3

Category: Valuation/Protest Appeal

Property Type: Commercial

Docket Number: 73602

- 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:

\$5,822,800

(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 this 25th day of January 2019.

BOARD OF ASSESSMENT APPEALS

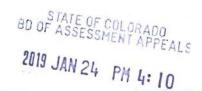
Diane M. DeVries

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

Yesenia Araujo

Debra A. Baumbach





BOARD OF ASSESSMENT APPEALS STATE OF COLORADO

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Petitioner:

TAXI BUILDING I LLC & RINGSBY COURT LLC

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Docket Number:

Respondent:

73602

DENVER COUNTY BOARD OF EQUALIZATION

Attorney for Denver County Board of Equalization

02224-00-062-000+3

Schedule Number:

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

Petitioner, TAXI BUILDING I LLC & RINGSBY COURT 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.

STIPULATION (AS TO TAX YEAR 2017 ACTUAL VALUE)

The Petitioner(s) and Respondent agree and stipulate as follows:

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

3455 Ringsby Ct 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.

02224-00-062- Land Improvements Total	-000 \$ \$ \$	4,070,700.00 1,000.00 4,071,700.00
02224-00-061- Land Improvements Total	-000 \$ \$ \$	223,400.00 0.00 223,400.00
02224-00-067- Land Improvements Total	-000 \$ \$ \$	1,622,300.00 <u>24,100.00</u> 1,646,400.00
02224-00-106- Land Improvements Total	-000 \$ \$ \$	486,500.00 <u>0.00</u> 486,500.00

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

02224-00-062-0 Land Improvements Total	000 \$ \$ \$	4,070,700.00 <u>1,000.00</u> 4,071,700.00
02224-00-061-0 Land Improvements Total	000 \$ \$ \$	223,400.00 0.00 223,400.00
02224-00-067-0 Land Improvements Total	000 \$ \$ \$	1,622,300.00 <u>1,000.00</u> 1,623,300.00

02224-00-106-000 Land \$ 486,500.00 Improvements \$ 0.00 Total \$ 486,500.00

5. After further review and negotiation, the Parties agree to the following actual value for the subject property for tax year 2017.

02224-00-062-00 Land Improvements Total	00 \$ \$ \$	3,700,600.00 1,000.00 3,701,600.00
02224-00-061-00 Land Improvements Total	00 \$ \$ \$	203,100.00 <u>0.00</u> 203,100.00
02224-00-067-00 Land Improvements Total	00 \$ \$ \$	1,474,800.00 <u>1,000.00</u> 1,475,800.00
02224-00-106-00 Land Improvements Total	00 \$ \$ \$	442,300.00 0.00 442,300.00

- 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 January 22 ,2019.

Agent/Attorney/Petitioner

By: A A

Nickolas J. McGrath, # 39173

Polsinelli PC

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Denver County Board of Equalization

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