

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 74546
Petitioner: CORA 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.: 02355-32-028-000+1
Category: Valuation/Protest Appeal Property Type: Commercial
2. Petitioner is protesting the 2018 actual value of the subject property.
3. The parties agreed that the 2018 actual value of the subject property should be reduced to:

Total Value: \$787,900
(Reference Attached Stipulation)
4. The Board concurs with the Stipulation.

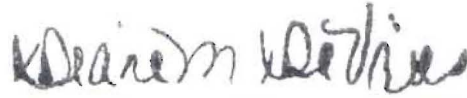
ORDER:

Respondent is ordered to reduce the 2018 actual value of the subject property, as set forth above.

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

DATED this 19th day of February 2019.

BOARD OF ASSESSMENT APPEALS

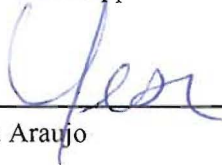


Diane M. DeVries



Debra A. Baumbach

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



Yesenia Araujo



STATE OF COLORADO
BD OF ASSESSMENT APPEALS
2019 FEB 15 PM 2:34

BOARD OF ASSESSMENT APPEALS STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	
Petitioner: CORA LLC v. Respondent:	Docket Number: 74546
DENVER COUNTY BOARD OF EQUALIZATION Attorney for Denver County Board of Equalization 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	Schedule Number: 02355-32-028-000+1
STIPULATION (AS TO TAX YEAR 2018 ACTUAL VALUE)	

Petitioner, CORA LLC, and Respondent, DENVER COUNTY BOARD OF EQUALIZATION, hereby enter into this Stipulation regarding the tax year 2018 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:

2015 E Colfax Ave & 1530 N Race St
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 2018.

02355-32-028-000		
Land	\$	353,700.00
Improvements	\$	<u>434,200.00</u>
Total	\$	787,900.00

02355-32-072-000		
Land	\$	302,800.00
Improvements	\$	<u>0.00</u>
Total	\$	302,800.00

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

02355-32-028-000		
Land	\$	353,700.00
Improvements	\$	<u>434,200.00</u>
Total	\$	787,900.00

02355-32-072-000		
Land	\$	302,800.00
Improvements	\$	<u>0.00</u>
Total	\$	302,800.00

5. After further review and negotiation, the Parties agree to the following actual value for the subject property for tax year 2018.

02355-32-028-000		
Land	\$	353,700.00
Improvements	\$	<u>131,400.00</u>
Total	\$	485,100.00

02355-32-072-000		
Land	\$	302,800.00
Improvements	\$	<u>0.00</u>
Total	\$	302,800.00

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:

A review of the 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 February 15, 2019.

Agent/Attorney/Petitioner

By:



Nickolas J. McGrath, # 39173
Polsinelli PC
1401 Lawrence St #2300
Denver, CO 80202
Telephone: 303-572-9300
nmcgrath@polsinelli.com

Denver County Board of Equalization

By: */s/ Charles T. Solomon*

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
Docket No: 74546