BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number:	79488
Petitioner: PRCP-CO SPYGLASS CREEK 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.: 06201-00-014-000+1	
	Category: Valuation/Protest Appeal Property Type: Residential	
2.	Petitioner is protesting the 2020 actual value of the subject property.	
3.	The parties agreed that the 2020 actual value of the subject property should be reduced	
	Total Value: \$93,707,800	
	(Reference Attached Stipulation)	

4. The Board concurs with the Stipulation.

## **ORDER:**

Respondent is ordered to reduce the 2020 actual value of the subject property, as set forth above.

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

**DATED** this 3rd day of November 2020.

## **BOARD OF ASSESSMENT APPEALS**

Diane M. DeVries Diane M. DeVries

Diane M. DeVries

Debra A. Baumbach

<u>Martha Hernandez Sanchez</u> Martha Hernandez Sanchez

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

of Assessment Appeals.



BOARD OF ASSESSMENT APPEALS STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	
Petitioner:	
PRCP-CO SPYGLASS CREEK LLC v.	Docket Number:
Respondent:	79488
DENVER COUNTY BOARD OF EQUALIZATIONAttorney for Denver County Board of EqualizationCity AttorneyCharles T. Solomon #26873Paige Arrants #50077Assistant City Attorneys201 West Colfax Avenue, Dept. 1207	Schedule Number: 06201-00-014-000+1
Denver, Colorado 80202 Telephone: 720-913-3275 Email: charles.solomon@denvergov.org Email: paige.arrants@denvergov.org	
STIPULATION (AS TO TAX YEAR 2020 ACT	UAL VALUE)

## Petitioner, PRCP-CO SPYGLASS CREEK LLC, and Respondent, DENVER COUNTY BOARD OF EQUALIZATION, hereby enter into this Stipulation regarding the

tax year 2020 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:

1200 S Oneida St and 7100 E Mississippi Ave Denver, Colorado

2. The subject property is classified as residential real property.

3. The County Assessor originally assigned the following actual value on the subject property for tax year 2020.

06201-00-014-0	00	
Land	\$	8,575,900.00
Improvements	\$	<u>40,158,700.00</u>
Total	\$	48,734,600.00
06201-00-016-0		
Land	\$	7,583,300.00
Improvements	\$	<u>37,389,900.00</u>
Total	\$	44,973,200.00

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

06201-00-014-0 Land Improvements Total	00 \$ \$ \$	8,575,900.00 <u>40,158,700.00</u> 48,734,600.00
06201-00-016-0 Land Improvements Total	00 \$ \$ \$	7,583,300.00 <u>37,389,900.00</u> 44,973,200.00

5. After further review and negotiation, the Parties agree to the following actual value for the subject property for tax year 2020.

06201-00-014-0	00	
Land	\$	8,575,900.00
Improvements	\$	<u>39,598,200.00</u>
Total	\$	48,174,100.00
06201-00-016-0	00	
Land	\$	7,583,300.00
Improvements	\$	<u>36,872,600.00</u>
Total	\$	44,455,900.00

6. The valuations, as established above, shall be binding only with respect to tax year 2020.

7. Brief narrative as to why the reduction was made:

The value was adjusted after further review of the market approach 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 <u>October, 29</u>, 2020.

Agent/Attorney/Petitioner

By: Cal Alyphet

Carol Hughett Paradigm Tax Group 7200 S Alton Way, STE A-250 Centennial, CO 80112 Telephone: 720-930-4846 Email: chughett@paradigmtax.com Denver County Board of Equalization

By:

/s/ Charles T. Solomon

Charles T. Solomon #26873 Paige Arrants #50077 Assistant City Attorneys 201 West Colfax Avenue, Dept. 1207 Denver, CO 80202 Telephone: 720-913-3275 Email: charles.solomon@denvergov.org Email: paige.arrants@denvergov.org Docket No: 79488