

<b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	<b>Docket Number: 62771</b>
Petitioner: <b>SARKISIAN PROPERTIES, LLC,</b>  v.  Respondent: <b>DENVER COUNTY BOARD OF COMMISSIONERS.</b>	
<b>ORDER ON STIPULATION</b>	

**THE PARTIES TO THIS ACTION** entered into a Stipulation, which has been approved 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.: 05122-23-003-000+1**

**Category: Abatement      Property Type: Commercial Real**
2. Petitioner is protesting the 2010 actual value of the subject property.
3. The parties agreed that the 2010 actual value of the subject property should be reduced to:  

**Total Value:            \$3,189,500**

(Reference Attached Stipulation)
4. The Board concurs with the Stipulation.

**ORDER:**

Respondent is ordered to reduce the 2010 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 4th day of February 2014.

**BOARD OF ASSESSMENT APPEALS**

*Diane M DeVries*

\_\_\_\_\_  
Diane M. DeVries

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

*Debra A Baumbach*

\_\_\_\_\_  
Debra A. Baumbach

*CMK*

\_\_\_\_\_  
Cara McKeller



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<b>BOARD OF ASSESSMENT APPEALS</b> <b>STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	
Petitioner:  <b>SARKISIAN PROPERTIES, LLC</b>	
v.	
Respondent:  <b>DENVER COUNTY BOARD OF COMMISSIONERS</b>	Docket Number:  62771
Attorneys for Denver County Board of Commissioners of the City and County of Denver	Schedule Numbers:  05122-23-003-000+1
City Attorney  Charles T. Solomon #26873 Assistant City Attorney 201 West Colfax Avenue, Dept. 1207 Denver, Colorado 80202 Telephone: 720-913-3275 Facsimile: 720-913-3180	
<b>STIPULATION (AS TO TAX YEAR 2010 ACTUAL VALUE)</b>	

Petitioner, SARKISIAN PROPERTIES, LLC and Respondent, DENVER COUNTY BOARD OF COMMISSIONERS OF THE CITY AND COUNTY OF DENVER, hereby enter into this Stipulation regarding the 2010 tax year valuation of the subject properties, 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 properties subject to this Stipulation are described as:

268 Josephine St & 2414 E 3<sup>rd</sup> Ave  
Denver, Colorado

2. The subject properties are classified as non-residential real property.

3. The County Assessor originally assigned the following actual value to the subject properties for tax year 2010.

	05122-23-003-000	05122-23-039-000
LAND	\$2,187,500	\$1,148,400
IMPROVEMENTS	<u>\$ 1,000</u>	<u>\$ 1,000</u>
TOTALS	\$2,188,500	\$1,149,400

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 properties as follows:

	05122-23-003-000	05122-23-039-000
LAND	\$2,187,500	\$1,148,400
IMPROVEMENTS	<u>\$ 1,000</u>	<u>\$ 1,000</u>
TOTALS	\$2,188,500	\$1,149,400

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 properties for tax year 2010.

	05122-23-003-000	05122-23-039-000
LAND	\$2,125,000	\$1,062,500
IMPROVEMENTS	<u>\$ 1,000</u>	<u>\$ 1,000</u>
TOTALS	\$2,126,000	\$1,063,500

6. The valuations, as established above, shall be binding only with respect to tax year 2010.

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


Based on further review of market data, adjustments are warranted.

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 24<sup>th</sup> day of January, 2014

Agent/Attorney/Petitioner

Denver County Board of Commissioners of  
the City and County of Denver

By: 

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