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| <b>BOARD OF ASSESSMENT APPEALS,<br/>STATE OF COLORADO</b><br>1313 Sherman Street, Room 315<br>Denver, Colorado 80203                                   | <b>Docket Number: 63554</b> |
| Petitioner:<br><b>EPHRAIM, LLC/BANK OF DENVER BUILDING<br/>CORP.,</b><br><br>v.<br><br>Respondent:<br><b>DENVER COUNTY BOARD OF<br/>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.: 02345-29-010-000**  
  
**Category: Abatement      Property Type: Commercial Real**
2. Petitioner is protesting the 11-12 actual value of the subject property.
3. The parties agreed that the 11-12 actual value of the subject property should be reduced to:  
  

**Total Value:            \$3,326,000**  
 (Reference Attached Stipulation)
4. The Board concurs with the Stipulation.

**ORDER:**

Respondent is ordered to reduce the 11-12 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 30th day of May 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

*CW*  
\_\_\_\_\_  
Cara McKeller



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| <b>BOARD OF ASSESSMENT APPEALS</b><br><b>STATE OF COLORADO</b><br>1313 Sherman Street, Room 3-15<br>Denver, Colorado 80203   |   |
| Petitioner:<br><b>EPHRAIM, LLC/BANK OF DENVER BUILDING CORP.</b><br>v.<br>Respondent:<br><b>DENVER COUNTY BOARD OF COMMISSIONERS</b><br>Attorney for Denver County Board of Commissioners of the<br>City and County of Denver<br><br>City Attorney<br><br>Charles T. Solomon #26873<br>Assistant City Attorney<br>201 West Colfax Avenue, Dept. 1207<br>Denver, Colorado 80202<br>Telephone: 720-913-3275<br>Facsimile: 720-913-3180 | Docket Number:<br><br>63554<br><br>Schedule Number:<br><br>02345-29-010-000 |
| <b>STIPULATION (AS TO TAX YEAR 2011/2012 ACTUAL VALUE)</b>   |   |

Petitioner, EPHRAIM, LLC/BANK OF DENVER BUILDING CORP. and Respondent, DENVER COUNTY BOARD OF COMMISSIONERS OF THE CITY AND COUNTY OF DENVER, hereby enter into this Stipulation regarding the 2011/2012 tax year 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:

1521 Welton Street  
Denver, Colorado

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

3. The County Assessor originally assigned the following actual value to the subject property for tax years 2011/2012.

|              |                 |
|--------------|-----------------|
| Land         | \$3,325,000     |
| Improvements | <u>\$ 1,000</u> |
| Total        | \$3,326,000     |

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

|              |                 |
|--------------|-----------------|
| Land         | \$3,325,000     |
| Improvements | <u>\$ 1,000</u> |
| Total        | \$3,326,000     |

5. After further review and negotiation, the Petitioner and Board of Commissioners of the City and County of Denver agree to the following actual values for the subject property for tax years 2011/2012.

|              |                 |
|--------------|-----------------|
| Land         | \$3,325,000     |
| Improvements | <u>\$ 1,000</u> |
| Total        | \$3,326,000     |

6. The valuations, as established above, shall be binding with respect to both tax years 2011/2012.

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

Based on further review of market data, no adjustment is 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 27<sup>th</sup> day of May, 2014


Agent/Attorney/Petitioner

Board of Commissioners of the City and  
County of Denver

By: \_\_\_\_\_

  
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By: \_\_\_\_\_

  
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