

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 63555
Petitioner: EPHRAIM, LLC, v. Respondent: DENVER COUNTY BOARD OF COMMISSIONERS.	
ORDER ON STIPULATION	

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.: 02345-29-009-000+3

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: \$7,020,300
 (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

Cara McKeller

Cara McKeller



2014 MAY 30 PM 12:46

BOARD OF ASSESSMENT APPEALS STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	
Petitioner: EPHRAIM, LLC v. Respondent: DENVER COUNTY BOARD OF COMMISSIONERS Attorney for Denver County Board of Commissioners of the City and County of Denver 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	Docket Number: 63555 Schedule Numbers: 02345-29-009-000+3
STIPULATION (AS TO TAX YEAR 2011/2012 ACTUAL VALUE)	

Petitioner, EPHRAIM, LLC 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 valuations 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:

601 & 621 15th St and 1522 & 1546 California St
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 years 2011/2012.

Schedule Number	02345-29-009-000	02345-29-021-000	02345-29-022-000	02345-29-024-000
Land	\$1,650,000	\$908,000	\$3,000,000	\$1,800,000
Improvements	\$1,000	0	\$8,400	0
Totals	\$1,651,000	\$908,000	\$3,008,400	\$1,800,000

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 properties as follows:

Schedule Number	02345-29-009-000	02345-29-021-000	02345-29-022-000	02345-29-024-000
Land	\$1,650,000	\$908,000	\$3,000,000	\$1,800,000
Improvements	\$1,000	0	\$8,400	0
Totals	\$1,651,000	\$908,000	\$3,008,400	\$1,800,000

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 properties for tax years 2011/2012.

Schedule Number	02345-29-009-000	02345-29-021-000	02345-29-022-000	02345-29-024-000
Land	\$1,650,000	\$868,300	\$2,812,500	\$1,687,500
Improvements	\$1,000	0	\$1,000	0
Totals	\$1,651,000	\$868,300	\$2,813,500	\$1,687,500

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, 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 27th day of May, 2014

Agent/Attorney/Petitioner

Board of Commissioners of the City and
County of Denver

By: 

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