

<b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	<b>Docket Number: 65755</b>
Petitioner: <b>ALBERADO PROPERTIES LLC - GREG HALE</b>  v. Respondent: <b>DENVER COUNTY BOARD OF COUNTY 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.: 02134-00-090-000**

**Category: Abatement      Property Type: Commercial Real**
2. Petitioner is protesting the 13-14 actual value of the subject property.
3. The parties agreed that the 13-14 actual value of the subject property should be reduced to:  

**Total Value:            \$1,165,600**

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

**ORDER:**

Respondent is ordered to reduce the 13-14 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 29th day of October 2015.

**BOARD OF ASSESSMENT APPEALS**

*Diane M. DeVries*

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Diane M. DeVries

*Debra A. Baumbach*

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Debra A. Baumbach

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

*Tisha Luna*

\_\_\_\_\_  
Tisha Luna



STATE OF COLORADO  
BD OF ASSESSMENT APPEALS

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Petitioner:  <b>ALBERADO PROPERTIES LLC</b>  v.  Respondent:  <b>DENVER COUNTY BOARD OF COUNTY COMMISSIONERS</b>	Docket Number:  65755  Schedule Number:  02134-00-090-000
Attorney for Denver County Board of County Commissioners  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 2013 AND 2014 ACTUAL VALUE)</b>	

Petitioner, ALBERADO PROPERTIES LLC, and Respondent, DENVER COUNTY BOARD OF COUNTY COMMISSIONERS, hereby enter into this Stipulation regarding the tax year 2013 and 2014 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:

4901 Vasquez Blvd  
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 2013-2014.

Land	\$	312,000.00
Improvements	\$	<u>960,700.00</u>
Total	\$	1,272,700.00

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

Land	\$	312,000.00
Improvements	\$	<u>960,700.00</u>
Total	\$	1,272,700.00

5. After further review and negotiation, the Petitioner and Denver County Board of County Commissioners of the City and County of Denver agree to the following actual value for the subject property for tax year 2013 and 2014.

Land	\$	312,000.00
Improvements	\$	<u>853,600.00</u>
Total	\$	1,165,600.00

6. The valuations, as established above, shall be binding only with respect to tax year 2013 and 2014.

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

A review 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 this 27<sup>th</sup> day of October, 2015.

Agent/Attorney/Petitioner

Denver County Board of County  
Commissioners

By:



Steve Letman  
Consultus Asset Valuation  
68 Inverness LN. E, Suite 105  
Englewood, CO 80112  
Telephone: (303) 770-2420

By:



Charles T. Solomon #26873  
201 West Colfax Avenue, Dept. 1207  
Denver, CO 80202  
Telephone: 720-913-3275  
Docket No: 65755