

<b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	<b>Docket Number: 65821</b>
Petitioner: <b>KEY WEST LAND LLC</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.: 01142-01-027-000**

**Category: Abatement      Property Type: Commercial**
2. Petitioner is protesting the 2014 actual value of the subject property.
3. The parties agreed that the 2014 actual value of the subject property should be reduced to:  

**Total Value:            \$4,328,800**

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

**ORDER:**

Respondent is ordered to reduce the 2014 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 9th day of December 2015.

**BOARD OF ASSESSMENT APPEALS**

*Diane M. DeVries*

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

*Debra A. Baumbach*

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

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

*Tisha Iana*

\_\_\_\_\_  
Tisha Iana



STATE OF COLORADO  
BO OF ASSESSMENT APPEALS

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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>KEY WEST LAND LLC</b>	
v.	
Respondent:  <b>DENVER COUNTY BOARD OF COUNTY COMMISSIONERS</b>	Docket Number:  65821
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	Schedule Number:  01142-01-027-000
<b>STIPULATION (AS TO TAX YEAR 2014 ACTUAL VALUE)</b>	

Petitioner, KEY WEST LAND LLC, and Respondent, DENVER COUNTY BOARD OF COUNTY COMMISSIONERS, hereby enter into this Stipulation regarding the tax year 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:

5555 Joliet St  
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 2014.

Land	\$	1,004,800.00
Improvements	\$	<u>3,454,000.00</u>
Total	\$	4,458,900.00

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

Land	\$	1,004,900.00
Improvements	\$	<u>3,454,000.00</u>
Total	\$	4,458,900.00

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

Land	\$	1,004,900.00
Improvements	\$	<u>3,323,900.00</u>
Total	\$	4,328,800.00

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

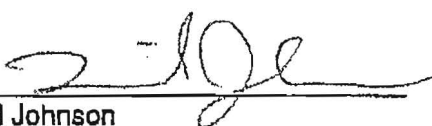
8. Both parties agree to be responsible for their own costs, expert and attorney fees, waiving any claim against each other for such, and agree that any hearing before the Board of Assessment Appeals not be scheduled or be vacated if already scheduled.

DATED this 7<sup>th</sup> day of December, 2015.


Agent/Attorney/Petitioner

Denver County Board of County  
Commissioners

By:

  
David Johnson  
Joseph C. Sansone Co.  
18040 Edison Ave  
Chesterfield, MO 63005  
Telephone: (636) 733-5455

By:

  
Charles T. Solomon #26873  
201 West Colfax Avenue, Dept. 1207  
Denver, CO 80202  
Telephone: 720-913-3275  
Docket No: 65821



MICHAEL B. HANCOCK  
Mayor

DEPARTMENT OF LAW  
D. SCOTT MARTINEZ  
CITY ATTORNEY

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Denver, CO 80202-5332  
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December 8, 2015

Colorado Board of Assessment Appeals  
1313 Sherman Street #315  
Denver, Colorado 80203

Re: Docket Number: 65821  
KEY WEST LAND LLC

Dear Chairperson and Members of the Board:

Please find the original of the Stipulation As to Value in this matter.

Sincerely,

A handwritten signature in black ink, appearing to read "C. T. Solomon", with a long horizontal line extending to the right.

Charles T. Solomon  
Assistant City Attorney

/sal

cc: David Johnson, Joseph C. Sansone Company

Enclosure