

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 67068
Petitioner: LAWRENCE OF ARAPAHOE LLC v. Respondent: DENVER COUNTY BOARD OF EQUALIZATION	
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.: 02263-11-025-000+1

Category: Valuation Property Type: Residential

2. Petitioner is protesting the 2015 actual value of the subject property.

3. The parties agreed that the 2015 actual value of the subject property should be reduced to:

Total Value: \$5,500,000
 (Reference Attached Stipulation)

4. The Board concurs with the Stipulation.

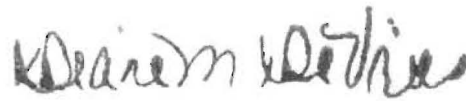
ORDER:

Respondent is ordered to reduce the 2015 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 January 2016.

BOARD OF ASSESSMENT APPEALS



Diane M. DeVries



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

STATE OF COLORADO
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BOARD OF ASSESSMENT APPEALS STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	
Petitioner: LAWRENCE OF ARAPAHOE LLC	
v.	
Respondent: DENVER COUNTY BOARD OF EQUALIZATION	Docket Number: 67068
Attorney for Denver County Board of Equalization of the City and County of Denver	Schedule Number: 02263-11-025-000+1
City Attorney Mitch Behr #38452 Assistant City Attorney 201 West Colfax Avenue, Dept. 1207 Denver, Colorado 80202 Telephone: 720-913-3275 Facsimile: 720-913-3180	
STIPULATION (AS TO TAX YEAR 2015 ACTUAL VALUE)	

Petitioner, LAWRENCE OF ARAPAHOE LLC and Respondent, DENVER COUNTY BOARD OF EQUALIZATION OF THE CITY AND COUNTY OF DENVER, hereby enter into this Stipulation regarding the tax year 2015 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:
3301 Arapahoe St. and 3300-3392 Lawrence St.
Denver, CO 80205

2. The subject property is classified as residential apartments.

3. The County Assessor originally assigned the following actual value on the subject property for tax year 2015.

02263-11-012-000

Land	\$	1,445,400
Improvements	\$	<u>2,005,400</u>
Total	\$	3,450,800

02263-11-025-000

Land	\$	1,445,400
Improvements	\$	<u>2,005,400</u>
Total	\$	3,450,800

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

02263-11-012-000

Land	\$	1,445,400
Improvements	\$	<u>1,714,350</u>
Total	\$	3,159,750

02263-11-025-000

Land	\$	1,445,400
Improvements	\$	<u>1,714,350</u>
Total	\$	3,159,750

5. After further review and negotiation, the Petitioner and Denver County Board of Equalization of the City and County of Denver agree to the following actual value for the subject property for tax year 2015.

02263-11-012-000

Land	\$	1,445,400
Improvements	\$	<u>1,304,600</u>
Total	\$	2,750,000

02263-11-025-000

Land	\$	1,445,400
Improvements	\$	<u>1,304,600</u>
Total	\$	2,750,000

6. The valuations, as established above, shall be binding only with respect to tax year 2015.

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

Based on further comparable sales provided by the petitioner the value of the subject was reduced.

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 21st day of JANUARY, 2016.

Agent/Attorney/Petitioner

Denver County Board of Equalization of
the City and County of Denver

By: 

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