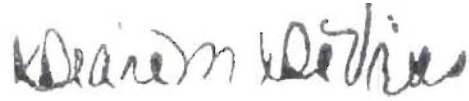




**DATED AND MAILED** this 16th day of March 2016.

**BOARD OF ASSESSMENT APPEALS**



\_\_\_\_\_  
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



\_\_\_\_\_  
Gordana Katardzic



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>HIGHLAND PLACE ON 38<sup>TH</sup> LLC</b>  v.  Respondent:  <b>DENVER COUNTY BOARD OF EQUALIZATION</b> Attorney for Denver County Board of Equalization of the City and County of Denver  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	Docket Number:  67181  Schedule Number:  02292-03-036-000
<b>STIPULATION (AS TO TAX YEAR 2015 ACTUAL VALUE)</b>	

Petitioner, HIGHLAND PLACE ON 38<sup>TH</sup> 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:

3372 W 38<sup>th</sup> Ave  
Denver, CO

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

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

Land	\$	1,015,300
Improvements	\$	<u>15,826,300</u>
Total	\$	16,841,600

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

Land	\$	1,015,300
Improvements	\$	<u>15,826,300</u>
Total	\$	16,841,600

5. After further review and negotiation, the Petitioner and Board of Equalization of the City and County of Denver agree to the following actual value for the subject property for tax year 2015 (separated by non-residential and residential uses).

Non-Residential:		
Land	\$	91,400
Improvements	\$	<u>2,024,400</u>
Total	\$	2,115,800
Residential:		
Land	\$	923,900
Improvements	\$	<u>11,676,100</u>
Total	\$	12,600,000

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:

A further review of appropriate subject characteristics applied to residential market data indicates a reduction.

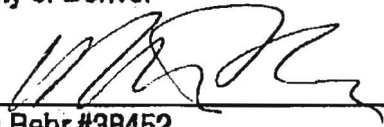
8. Both parties agree to be responsible for their own costs, expert and attorney fees, waiving any claim against each other for such, and agree that any hearing before the Board of Assessment Appeals not be scheduled or be vacated if already scheduled.

DATED this 9th day of March, 2016.

Agent/Attorney/Petitioner

Board of Equalization of the City and  
County of Denver

By: M. Van Donselaar  
Michael Van Donselaar  
Duff & Phelps LLC  
1200 17<sup>th</sup> Street, Suite 990  
Denver, Colorado 80202

By:   
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Docket No. 67181