

<b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	<b>Docket Number: 67285</b>
Petitioner:  <b>BLAKE STREET HOUSING PARTNERS</b>  v.  Respondent:  <b>DENVER COUNTY BOARD OF EQUALIZATION</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 part of this decision.

**FINDINGS OF FACT AND CONCLUSIONS:**

1. Subject property is described as follows:

**County Schedule No.: 02277-05-009-000**

**Category: Valuation      Property Type: Commercial**

2. Petitioner is protesting the 2015 actual property type of the subject property.
3. The parties agreed that the 2015 value of the subject property should be reduced to:

**Total Value: \$12,048,400**  
(Reference Attached Stipulation)

4. The parties agreed that the 2015 actual property type of the subject property has been split and should be reclassified and should be :

**New County Schedule No: 02277-05-048-000 and 02277-05-049-000**

**Property Type: Mixed Use**  
(Reference Attached Stipulation)

5. 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 31st day of May 2016.

**BOARD OF ASSESSMENT APPEALS**

*Diane M. DeVries*

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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.

*G. Katardzic*  
\_\_\_\_\_  
Gordana Katardzic



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<b>BOARD OF ASSESSMENT APPEALS</b> <b>STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	<b>Docket Number:</b> 67285  <b>Schedule Number:</b> 02277-05-009-000
<b>Petitioner:</b>  <b>BLAKE STREET HOUSING PARTNERS</b>  v.  <b>Respondent:</b>  <b>BOARD OF EQUALIZATION OF THE CITY AND COUNTY OF DENVER</b>	
Attorneys for Board of Equalization 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	
<b>STIPULATION (AS TO TAX YEAR 2015 ACTUAL VALUE)</b>	

Petitioner, BLAKE STREET HOUSING PARTNERS and Respondent, 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 and Respondent agree and stipulate as follows:

1. The property subject to this Stipulation is described as:  
  
2632 Blake Street  
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	\$	1,267,100
Improvements	\$	<u>17,535,900</u>
Total	\$	18,803,000

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	\$	1,267,100
Improvements	\$	<u>17,489,700</u>
Total	\$	18,756,800

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. The subject parcel was split into parcel 02277-05-048-000 which has the residential improvements and parcel 02277-05-049-000 has the commercial improvements.

**02277-05-048-000 Residential**

Land	\$	1,229,100
Improvements	\$	<u>10,381,900</u>
Total	\$	11,611,000

**02277-05-049-000 Commercial**

Land	\$	38,000
Improvements	\$	<u>399,400</u>
Total	\$	437,400

**No Change to Commercial Value**

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 residential market data indicates and the 2015 EDMA worksheet a reduction is appropriate.


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 17<sup>th</sup> day of May, 2016.

Agent/Attorney/Petitioner

Board of Equalization of the City and County of Denver

By:   
Joseph C. Sansone Company  
David Johnson  
18040 Edison Ave  
Chesterfield, MO 63005  
636-733-5455  
djohnson@jcscoco.com

By:   
Charles T. Solomon #26873  
Assistant City Attorney  
201 West Colfax Avenue, Dept. 1207  
Denver, CO 80202  
Telephone: 720-913-3275  
Fax: 720-913-3180  
Docket # 67285