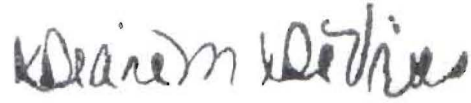


DATED AND MAILED this 24th day of February 2016.

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
BD OF ASSESSMENT APPEALS
2016 FEB 17 AM 10:19

BOARD OF ASSESSMENT APPEALS STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	
Petitioner: ALBION STREET ASSOCIATES	
v.	
Respondent: DENVER COUNTY BOARD OF EQUALIZATION	Docket Number: 67478
Attorney for Denver County Board of Equalization	Schedule Number: 06063-14-002-000
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	
STIPULATION (AS TO TAX YEAR 2015 ACTUAL VALUE)	

Petitioner, ALBION STREET ASSOCIATES, and Respondent, DENVER COUNTY BOARD OF EQUALIZATION, 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:

770 Albion Street
Denver, Colorado 80220

2. The subject property is classified as residential use real property.

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

Land	\$	529,200.00
Improvements	\$	<u>2,350,800.00</u>
Total	\$	<u>2,880,000.00</u>

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	\$	529,200.00
Improvements	\$	<u>2,350,800.00</u>
Total	\$	<u>2,880,000.00</u>

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.

Land	\$	529,200.00
Improvements	\$	<u>2,170,800.00</u>
Total	\$	<u>2,700,000.00</u>

- See page four for value breakdown

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:

Further research into comparable sales in the subject's immediate area indicated a decrease in value.

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 12th day of February, 2016.

Agent/Attorney/Petitioner

Denver County Board of Equalization

By: 

Mike Miller
Berenbaum Weinshienk, P.C.
370 17th Street, Suite 4800
Denver, CO 80202-5698
Telephone: (303) 825-0800

By: 

Charles T. Solomon #26873
201 West Colfax Avenue, Dept. 1207
Denver, CO 80202
Telephone: 720-913-3275
Docket No: 67478

ATTACHMENT TO BOAA #67478

			TOTAL		
Old Land:	\$529,200	New Land:	\$529,200	Chg. Land:	\$0
Old Imps:	<u>\$2,350,800</u>	New Imps:	<u>\$2,170,800</u>	Chg. Imps:	<u>-\$180,000</u>
Total:	\$2,880,000	Total:	\$2,700,000	Total:	-\$180,000