



**DATED AND MAILED** this 9th day of August 2016.

**BOARD OF ASSESSMENT APPEALS**

*Diane M. DeVries*

\_\_\_\_\_  
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*

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

*G. Katardzic*

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



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| <b>BOARD OF ASSESSMENT APPEALS</b><br><b>STATE OF COLORADO</b><br>1313 Sherman Street, Room 315<br>Denver, Colorado 80203   |   |
| Petitioner:<br><br><b>SUN EMPIRE 6803 LLC, L. KARSH &amp; H. KARSH, LLC</b><br><br>v.<br><br>Respondent:<br><br><b>DENVER COUNTY BOARD OF EQUALIZATION</b><br>Attorney for Denver County Board of Equalization<br><br>City Attorney<br><br>Mitch Behr #38452<br>Assistant City Attorney<br>201 West Colfax Avenue, Dept. 1207<br>Denver, Colorado 80202<br>Telephone: 720-913-3275<br>Facsimile: 720-913-3180 | Docket Number:<br><br>67650<br><br>Schedule Number:<br><br>01201-19-023-000 |
| <b>STIPULATION (AS TO TAX YEAR 2015 ACTUAL VALUE)</b>   |   |

Petitioner, SUN EMPIRE 6803 LLC, L. KARSH & H. KARSH, LLC, 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:  
  
6803 E 47<sup>th</sup> Ave  
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 2015.

|              |    |                   |
|--------------|----|-------------------|
| Land         | \$ | 150,000.00        |
| Improvements | \$ | <u>927,000.00</u> |
| Total        | \$ | 1,077,000.00      |

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         | \$ | 150,000.00        |
| Improvements | \$ | <u>808,200.00</u> |
| Total        | \$ | 958,200.00        |

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         | \$ | 150,000.00        |
| Improvements | \$ | <u>730,200.00</u> |
| Total        | \$ | 880,200.00        |

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 review of the income and expenses and occupancy of the subject property indicated a reduction in the value of the subject property.

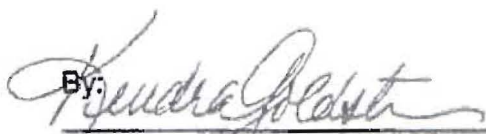
8. Both parties agree to be responsible for their own costs, expert and attorney fees, waiving any claim against each other for such, and agree that any hearing before the Board of Assessment Appeals not be scheduled or be vacated if already scheduled.

DATED this 27<sup>th</sup> day of July, 2016.

Agent/Attorney/Petitioner

Denver County Board of Equalization

By:



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