



**DATED AND MAILED** this 13th day of June 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*

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Debra A. Baumbach

*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	
Petitioner:  <b>EAST 38<sup>TH</sup> AVENUE PROPERTIES</b>  v.  Respondent:  <b>DENVER BOARD OF EQUALIZATION</b>	Docket Number:  67710  Schedule Number:  02243-00-039-000+5
Attorney for Denver County 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, EAST 38<sup>TH</sup> AVENUE PROPERTIES, 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:

3821 – 3851 Steele St  
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.

-039		
Land	\$	511,100.00
Improvements	\$	<u>1,000,200.00</u>
Total	\$	1,511,300.00

-040		
Land	\$	383,500.00
Improvements	\$	<u>1,127,800.00</u>
Total	\$	1,511,300.00

-041		
Land	\$	383,500.00
Improvements	\$	<u>1,214,300.00</u>
Total	\$	1,597,800.00

-042		
Land	\$	383,500.00
Improvements	\$	<u>1,000.00</u>
Total	\$	384,500.00

-043		
Land	\$	383,600.00
Improvements	\$	<u>1,000.00</u>
Total	\$	384,600.00

-044		
Land	\$	519,400.00
Improvements	\$	<u>1,034,500.00</u>
Total	\$	1,553,900.00

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

-039		
Land	\$	511,100.00
Improvements	\$	<u>1,000,200.00</u>
Total	\$	1,511,300.00

-040		
Land	\$	383,500.00
Improvements	\$	<u>1,127,800.00</u>
Total	\$	1,511,300.00

-041		
Land	\$	383,500.00
Improvements	\$	<u>1,214,300.00</u>
Total	\$	1,597,800.00

-042		
Land	\$	383,500.00
Improvements	\$	<u>1,000.00</u>
Total	\$	384,500.00

-043		
Land	\$	383,600.00
Improvements	\$	<u>1,000.00</u>
Total	\$	384,600.00

-044		
Land	\$	519,400.00
Improvements	\$	<u>1,034,500.00</u>
Total	\$	1,553,900.00

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

-039		
Land	\$	511,100.00
Improvements	\$	<u>515,900.00</u>
Total	\$	1,027,000.00

-040		
Land	\$	383,500.00
Improvements	\$	<u>438,500.00</u>
Total	\$	822,000.00

-041		
Land	\$	383,500.00
Improvements	\$	<u>438,500.00</u>
Total	\$	822,000.00

-042		
Land	\$	364,100.00
Improvements	\$	<u>1,000.00</u>
Total	\$	365,100.00

-043		
Land	\$	364,100.00
Improvements	\$	<u>1,000.00</u>
Total	\$	365,100.00

-044		
Land	\$	519,400.00
Improvements	\$	<u>79,400.00</u>
Total	\$	598,800.00

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 3rd day of JUNE, 2016.


Agent/Attorney/Petitioner

By:

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

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