

DATED AND MAILED this 14th day of October 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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BOARD OF ASSESSMENT APPEALS STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	
Petitioner: TEJON35 LLC v. Respondent: DENVER COUNTY BOARD OF EQUALIZATION Attorney for Denver County Board of Equalization of the City and County of Denver City Attorney Mltch Behr #38452 Assistant City Attorney 201 West Colfax Avenue, Dept. 1207 Denver, Colorado 80202 Telephone: 720-913-3275 Email: mltch.behr@denvergov.org	Docket Number: 68570 Schedule Number: 02282-22-069-000
STIPULATION (AS TO TAX YEAR 2015 ACTUAL VALUE)	

Petitioner, TEJON 35 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:

1974 W. 35th Avenue
Denver, Colorado

2. The subject property is classified as residential and commercial real property.

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

Land	\$ 1,109,100
Improvements	\$ <u>5,986,700</u>
Total	\$ 7,095,800

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

Residential	Land	\$ 1,109,100
	Improvements	\$ <u>5,986,700</u>
	Total	\$ 7,095,800

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.

Residential	Land	\$ 976,000
	Improvements	\$ <u>4,824,000</u>
	Total	\$ 5,800,000

Commercial	Land	\$ 133,100
	Improvements	\$ <u>539,100</u>
	Total	\$ 672,200

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 market sales 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 7th day of October, 2016.

Agent/Attorney/Petitioner

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

By: 

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By: 

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Docket No. 68570