

DATED AND MAILED this 30th day of November 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



2016 NOV 16 AM 11:36

BOARD OF ASSESSMENT APPEALS STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	
Petitioner: BRCM, LLC v. Respondent:	Docket Number: 68720 Schedule Number: 02154-19-025-000
DENVER COUNTY BOARD OF EQUALIZATION Attorney for Denver County Board of Equalization City Attorney Charles T. Solomon #26873 Assistant City Attorney 201 West Colfax Avenue, Dept. 1207 Denver, Colorado 80202 Telephone: 720-913-3275 Email: charles.solomon@denvergov.org	
STIPULATION (AS TO TAX YEAR 2015 ACTUAL VALUE)	

Petitioner, BRMC, and Respondent, DENVER COUNTY BOARD OF EQUALIZATION, hereby enters 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:

4801 Sherman Street
Denver, Colorado
2. The subject property is classified as a commercial property.

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

Land	\$	64,700
Improvements	\$	<u>00</u>
Total	\$	64,700

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

Land	\$	64,700
Improvements	\$	<u>00</u>
Total	\$	64,700

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

Land	\$	51,800
Improvements	\$	<u>00</u>
Total	\$	51,800

6. The valuations, as established above, shall be binding only with respect to tax year 2015.

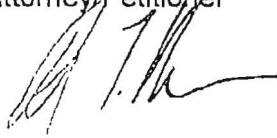
7. Brief narrative as to why the reduction was made:

For the reasons reflected on the attached City and County of Denver Property Appraisal Division Summary applicable to this Property for tax years 2015 and 2016, as per the Colorado Revised Statutes, which will be maintained as appraisal data for this Property, the parties agree to the following stipulated value: \$51,800.

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 16th day of November², 2016.

Agent/Attorney/Petitioner



By:

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

By:



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Docket No: 68720

ASP700
ASP700-01

COMMERCIAL

CITY AND COUNTY OF DENVER
PROPERTY APPRAISAL DIVISION

10/20/2016

PAGE 1

PARCEL ID -02154-19-025-000
LIN 163771982
OWNER BRCM LLC

APPR YEAR 2015 (MAP ROUTING)
LEGAL DESCRIPTION
PLATTE FARM B8 L28 TO 31
INC AND 1/2 THE ADJ VAC ALLEY
BY ORD 245 2010
ADJ TO L 16 TO 24 INC
PLATTE FARM B8 - ALLEY VAC
BY ORD 245 2010

CARD 01 OF 01
SITE
ADDRESS 4801 SHERMAN ST
INFO

6301 W 44TH AVE # B
WHEAT RIDGE CO 80033-

DEED REF 201110-63052 QC 05/17/2010

CONDO REF

IONING ESU FP ACTUAL ESU ZONE10 E-SU-D COUNT 1

MAX DISTRICT DENVER
PROPERTY CLASS 0100 RESIDENTIAL VACANT LAND LAND SIZE 17,845

APPRaised VALUES		TOTAL
CURR	LAND BLDG	
	64,700	64,700
VALUATION HISTORY		TOTAL
ASSESS	LAND BLDG	
2014	48,700	48,700
2013	48,700	48,700

PROPERTY FACTORS

CLASS R SECTION W DENVER CLASS 011 INSPECTION 08/12/2011 1 BY 0120
 DIV UNIT 000 NEERHOOD 0203* BUILDING PERMITS RECORD:
 COMMON AREA UND INT PER#1
 DC 100 PARTIAL CONST N PER#2
 UTILITIES 2 SITE DEVELOPMENT 4 SALES 1.
 OCCUPATION 0 MIXED USE 9 2.
 DF 100 ACCESS 1 PARKING 3 3.
 TRAFFIC 4 FRONT 5 CONTAM
 YARD IMPROVEMENTS AND SECONDARY BLDGS
 TYPE F/V SIZE UNIT PC FU YR %GD

OTHER FEATURES
 LN CODE FV MEAS 1 MEAS 2 QTY
 1.
 2.
 3.
 4.
 5.
 6.
 7.
 8.

LAND INFORMATION			
LAND TYPE	SIZE	PRICE	INFL
L L L L S 2	17,845	0.00	2 -20
S S S A A A G			
TOTAL LAND VALUE			51,800

CROSS BUILDING SUMMARY: TOTAL OBY VALUE

BLDG	YEAR	VALUE	UNITS	STRCD	COST MOD	IDENT
SECT 1	SECT 2	SECT 3	SECT 4	SECT 5	SECT 6	SECT 7
SECT 1	SECT 2	SECT 3	SECT 4	SECT 5	SECT 6	SECT 7
SECT 1	SECT 2	SECT 3	SECT 4	SECT 5	SECT 6	SECT 7
SECT 1	SECT 2	SECT 3	SECT 4	SECT 5	SECT 6	SECT 7

BLDG NAME
 E.C.F.
 INCOME MODEL ADJUSTMENT
 OCCUP OVERRIDE
 VALUATION METHOD 1
 INCOME AGE OVERD
 OVERRIDE REASON
 PARCEL TIEBACK

PERIMETER
 USE CODE
 WALL HGT
 WALL CODE
 CONST TYPE
 NT FIN
 PARTITIONS
 HEATING
 IRCOND
 PLUMBING
 CONDITION
 UNCTIONAL
 COND %
 UNC %
 CON %
 SUMMARY %
 NOTES
 FROM CAMA FILE

- 1. I1--COMBINE 2154-19-013 & ALLEY
- 2. I5-APPLY 20% SHAPE DISCOUNT
- 3.
- 4.

APPRAISED VALUE CONCLUSIONS

TOTAL IMPR	0
TOTAL LAND	51,800
TOTAL COST	51,800
I/E	
MARKET ESTIMATE	
FINAL 0 LMG 09/15/2016	51,800
BLDG COST	0
AFR 1. YR2004R-4 L +	35,200
2. YR	
3. YR	
4. YR	
CALP=00002 LT=001 SQ=161 AC=001	
B= 6,300 V= 4.50 I=	3.15