

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 68772
Petitioner: 1401 ZUNI INVESTMENTS LLC - v. Respondent: DENVER COUNTY BOARD OF COUNTY COMMISSIONERS	
ORDER ON STIPULATION	

THE PARTIES TO THIS ACTION entered into a Stipulation, which has been approved by the Board of Assessment Appeals. A copy of the Stipulation is attached and incorporated as a part of this decision.

FINDINGS OF FACT AND CONCLUSIONS:

1. Subject property is described as follows:

County Schedule No.: 05042-11-018-000+4

Category: Abatement

Property Type: Vacant Land

2. Petitioner is protesting the 13-14 actual value of the subject property.
3. The parties agreed that the 13-14 actual value of the subject property should be reduced to:

Total Value: \$1,928,137

(Reference Attached Stipulation)

4. The Board concurs with the Stipulation.

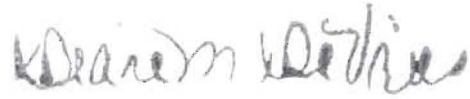
ORDER:

Respondent is ordered to reduce the 13-14 actual value of the subject property, as set forth above.

The Denver County Assessor is directed to change his/her records accordingly.

DATED AND MAILED this 20th day of May 2016.

BOARD OF ASSESSMENT APPEALS

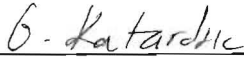


Diane M. DeVries

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



2016 MAY 17 AM 9:19

BOARD OF ASSESSMENT APPEALS STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	
Petitioner: 1401 ZUNI INVESTMENT LLC v. Respondent: DENVER COUNTY BOARD OF EQUALIZATION Attorney for the 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	Docket Number: 68772 Schedule Number: 05042-11-018-000+4
STIPULATION (AS TO TAX YEAR 2013 & 2014 ACTUAL VALUE)	

Petitioner, 1401 ZUNI INVESTMENTS LLC, and Respondent, DENVER COUNTY BOARD OF EQUALIZATION OF THE CITY AND COUNTY OF DENVER, hereby enter into this Stipulation regarding the tax year 2013 & 2014 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:

1401 Zuni 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 2013 & 2014.

05042-11-018-000		
Land	\$	37,000.00
Improvements	\$	<u>0.00</u>
Total	\$	37,000.00

05042-11-020-000		
Land	\$	84,800.00
Improvements	\$	<u>0.00</u>
Total	\$	84,800.00

05042-03-007-000		
Land	\$	533,900.00
Improvements	\$	<u>574,700.00</u>
Total	\$	1,108,600.00

05042-03-015-000		
Land	\$	433,900.00
Improvements	\$	<u>635,900.00</u>
Total	\$	1,069,800.00

05042-03-016-000		
Land	\$	353,700.00
Improvements	\$	<u>1,232,500.00</u>
Total	\$	1,586,200.00

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:

05042-11-018-000		
Land	\$	31,450.00
Improvements	\$	<u>0.00</u>
Total	\$	31,450.00

05042-11-020-000

Land	\$	72,072.00
Improvements	\$	<u>0.00</u>
Total	\$	72,072.00

05042-03-007-000

Land	\$	453,815.00
Improvements	\$	<u>80,000.00</u>
Total	\$	533,815.00

05042-03-015-000

Land	\$	368,815.00
Improvements	\$	<u>1,000.00</u>
Total	\$	369,815.00

05042-03-016-000

Land	\$	300,645.00
Improvements	\$	<u>699,355.00</u>
Total	\$	1,000,000.00

5. After further review and negotiation, the Petitioner and the Board of Equalization of the City and County of Denver agree to the following actual value for the subject property for tax year 2013 & 2014.

05042-11-018-000

Land	\$	31,450.00
Improvements	\$	<u>0.00</u>
Total	\$	31,450.00

05042-11-020-000

Land	\$	72,072.00
Improvements	\$	<u>0.00</u>
Total	\$	72,072.00

05042-03-007-000 C & R
Commercial

Land	\$	413,000.00
Improvements	\$	<u>900.00</u>
Total	\$	413,900.00

Residential		
Land	\$	40,800.00
Improvements	\$	<u>100.00</u>
Total	\$	40,900.00

05042-03-015-000		
Land	\$	368,815.00
Improvements	\$	<u>1,000.00</u>
Total	\$	369,815.00

05042-03-016-000		
Land	\$	300,645.00
Improvements	\$	<u>699,355.00</u>
Total	\$	1,000,000.00

6. The valuations, as established above, shall be binding only with respect to tax year 2013 & 2014.

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 6th day of May, 2016.

Agent/Attorney/Petitioner

Board of Equalization of the City and County of Denver

By: 

By: 

Kendra Goldstein
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950 S Cherry St Suite 320
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