

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 69049
Petitioner: CAVALIERE ENTERPRISES LLC - v. Respondent: DENVER COUNTY BOARD OF EQUALIZATION	
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.: 0228136039000
Category: Valuation/Protest Appeal Property Type: Mixed Use
2. Petitioner is protesting the 2016 actual value of the subject property.
3. The parties agreed that the 2016 actual value of the subject property should be reduced to:

Total Value: \$13,811,000
(Reference Attached Stipulation)

4. The Board concurs with the Stipulation.

ORDER:

Respondent is ordered to reduce the 2016 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 19th day of January 2017.

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. Katardic

Gordana Katardzic



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BOARD OF ASSESSMENT APPEALS STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	
Petitioner: CAVALIERE ENTERPRISES LLC v. Respondent:	Docket Number: 69049 Schedule Number: 02281-36-039-000
DENVER COUNTY BOARD OF EQUALIZATION Attorney for Denver County Board of Equalization of the City and County of Denver City Attorney Mitch Behr #38452 Assistant City Attorney 201 West Colfax Avenue, Dept. 1207 Denver, Colorado 80202 Telephone: 720-913-3275 Email: mitchel.behr@denvergov.org	
STIPULATION (AS TO TAX YEAR 2016 ACTUAL VALUE)	

Petitioner, CAVALIERE ENTERPRISES LLC, and Respondent, DENVER COUNTY BOARD OF EQUALIZATION OF THE CITY AND COUNTY OF DENVER, hereby enter into this Stipulation regarding the tax year 2016 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:

 3234 Navajo St
 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 2016.

Land	\$ 1,788,100
Improvements	\$ <u>13,202,500</u>
Total	\$ 14,990,600

4. After appeal to the Denver County 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	\$ 1,788,100
Improvements	\$ <u>13,202,500</u>
Total	\$ 14,990,600

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 2016.

Residential	Land	\$ 1,716,600
	Improvements	\$ <u>10,953,100</u>
	Total	\$ 12,669,700
Commercial	Land	\$ 71,500
	Improvements	\$ <u>1,069,800</u>
	Total	\$ 1,141,300

6. The valuations, as established above, shall be binding only with respect to tax year 2016.

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

A review of appropriate market data resulted in a reduction.

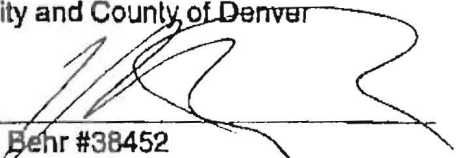
8. Both parties agree to be responsible for their own costs, expert and attorney fees, waiving any claim against each other for such, and agree that any hearing before the Board of Assessment Appeals not be scheduled or be vacated if already scheduled.

DATED this 10th day of January, 2016 7

Agent/Attorney/Petitioner

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

By: M. Van Donselaar
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By: 
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Telephone: 720-913-3275
Docket No.69049

ATTACHMENT TO BAA 67064-2015 Schedule #05041-01-019-000

TOTAL					
Old Land:	\$1,788,100	New Land:	\$1,788,100	Chg. Land:	\$0
Old Imps:	<u>\$13,202,500</u>	New Imps:	<u>\$12,022,900</u>	Chg. Imps:	<u>-\$1,179,600</u>
Total:	<u>\$14,990,600</u>	Total:	<u>\$13,811,000</u>	Total:	<u>-\$1,179,600</u>

Commercial/Industrial - 29%					
Old Land:	\$71,500	New Land:	\$71,500	Chg. Land:	\$0
Old Imps:	<u>\$1,071,100</u>	New Imps:	<u>\$1,069,800</u>	Chg. Imps:	<u>-\$1,300</u>
Total:	<u>\$1,142,600</u>	Total:	<u>\$1,141,300</u>	Total:	<u>-\$1,300</u>

APPRAISER GAF
DATE 12/21/16

Residential/Apartment - 7.86%					
Old Land:	\$1,716,600	New Land:	\$1,716,600	Chg. Land:	\$0
Old Imps:	<u>\$12,131,400</u>	New Imps:	<u>\$10,953,100</u>	Chg. Imps:	<u>-\$1,178,300</u>
Total:	<u>\$13,848,000</u>	Total:	<u>\$12,669,700</u>	Total:	<u>-\$1,178,300</u>

APPRAISER GAF
DATE 12/21/16

Tax Calculation:

Total Assessed Value:	\$1,339,490
Mill Levy	x <u>81.647 (per \$1000)</u>
	<u>\$109,231.39</u>