

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 69120
Petitioner: BROADWAY STATION PARTNERS, 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.: 515500061000+14
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: \$17,255,600
 (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 16th day of December 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: BROADWAY STATION PARTNERS, LLC v. Respondent: 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	Docket Number: 69120 Schedule Number: 05155-00-061-000+14
STIPULATION (AS TO TAX YEAR 2016 ACTUAL VALUE)	

Petitioner, BROADWAY STATION PARTNERS, LLC, and Respondent, DENVER COUNTY BOARD OF EQUALIZATION, hereby enter into this Stipulation regarding the tax year 2016 valuation of the subject properties, 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 properties subject to this Stipulation are described as:

887 S Broadway et. al.
Denver, Colorado
2. The subject properties are classified as non-residential real property.

3. The County Assessor originally assigned the following actual values to the subject properties for tax year 2016.

Schedule Number	Land	Improvements	Total
515500061000	\$ 650,400	\$ 411,300	\$ 1,061,700
515506016000	\$ 7,958,800	\$ -	\$ 7,958,800
515504005000	\$ 421,900	\$ -	\$ 421,900
515503012000	\$ 93,800	\$ -	\$ 93,800
515506013000	\$ 99,800	\$ -	\$ 99,800
515506014000	\$ 87,200	\$ -	\$ 87,200
515400002000	\$ 1,645,900	\$ 1,300	\$ 1,647,200
515501012000	\$ 944,200	\$ -	\$ 944,200
515500066000	\$ 5,207,400	\$ -	\$ 5,207,400
515500067000	\$ 7,475,600	\$ -	\$ 7,475,600
515502005000	\$ 2,062,200	\$ -	\$ 2,062,200
515503028000	\$ 186,900	\$ -	\$ 186,900
515503027000	\$ 238,400	\$ -	\$ 238,400
515503026000	\$ 102,300	\$ -	\$ 102,300
515503025000	\$ 96,000	\$ -	\$ 96,000

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 properties as follows:

Schedule Number	Land	Improvements	Total
515500061000	\$ 650,400	\$ 411,300	\$ 1,061,700
515506016000	\$ 7,958,800	\$ -	\$ 7,958,800
515504005000	\$ 421,900	\$ -	\$ 421,900
515503012000	\$ 93,800	\$ -	\$ 93,800
515506013000	\$ 99,800	\$ -	\$ 99,800
515506014000	\$ 87,200	\$ -	\$ 87,200
515400002000	\$ 1,645,900	\$ 1,300	\$ 1,647,200
515501012000	\$ 944,200	\$ -	\$ 944,200
515500066000	\$ 5,207,400	\$ -	\$ 5,207,400
515500067000	\$ 7,475,600	\$ -	\$ 7,475,600
515502005000	\$ 2,062,200	\$ -	\$ 2,062,200
515503028000	\$ 186,900	\$ -	\$ 186,900
515503027000	\$ 238,400	\$ -	\$ 238,400
515503026000	\$ 102,300	\$ -	\$ 102,300
515503025000	\$ 96,000	\$ -	\$ 96,000

5. After further review and negotiation, the Petitioner and Denver County Board of Equalization of the City and County of Denver agree to the following actual value for the subject properties for tax year 2016.

Schedule Number	Land	Improvements	Total
515500061000	\$ 411,500	\$ 1,600	\$ 413,100
515506016000	\$ 5,035,200	\$ -	\$ 5,035,200
515504005000	\$ 266,900	\$ -	\$ 266,900
515503012000	\$ 59,300	\$ -	\$ 59,300
515506013000	\$ 63,100	\$ -	\$ 63,100
515506014000	\$ 55,100	\$ -	\$ 55,100
515400002000	\$ 1,041,300	\$ 1,000	\$ 1,042,300
515501012000	\$ 597,300	\$ -	\$ 597,300
515500066000	\$ 3,294,600	\$ -	\$ 3,294,600
515500067000	\$ 4,729,600	\$ -	\$ 4,729,600
515502005000	\$ 1,304,700	\$ -	\$ 1,304,700
515503028000	\$ 118,200	\$ -	\$ 118,200
515503027000	\$ 150,800	\$ -	\$ 150,800
515503026000	\$ 64,700	\$ -	\$ 64,700
515503025000	\$ 60,700	\$ -	\$ 60,700

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 further review of the subject properties' base period effective purchase price 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 12th day of December, 2016.

Agent/Attorney/Petitioner

Denver County Board of Equalization

By: M. Van Donselaar
Michael Van Donselaar
Duff & Phelps LLC
1200 17th Street, Suite 990
Denver, CO 80202
Telephone: 303-749-9034

By: [Signature]
Charles T. Solomon #26873
201 West Colfax Avenue, Dept. 1207
Denver, CO 80202
Telephone: 720-913-3275
Docket No. 69120