

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 69148
Petitioner: GOLDEN TRIANGLE MULTIFAMILY - 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.: 05038-26-047-000

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: \$46,386,400

(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 27th day of April 2017.

BOARD OF ASSESSMENT APPEALS

Diane M. DeVries

Diane M. DeVries

Debra A. Baumbach

Debra A. Baumbach

I hereby certify that this is a true and correct copy of the decision of the Board of Assessment Appeals.

Christine Fontenot

Christine Fontenot



STATE OF COLORADO
BO OF ASSESSMENT APPEALS

2017 APR 25 AM 11:19

BOARD OF ASSESSMENT APPEALS STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	
Petitioner: GOLDEN TRIANGLE MULTIFAMILY	
v.	Docket Number:
Respondent:	69148
DENVER COUNTY BOARD OF EQUALIZATION Attorneys for Denver County Board of Equalization	Schedule Number:
City Attorney	05038-26-047-000
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 2016 ACTUAL VALUE)	

Petitioner, GOLDEN TRIANGLE MULTIFAMILY, and Respondent, DENVER COUNTY BOARD OF EQUALIZATION, 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 and Respondent agree and stipulate as follows:

1. The property subject to this Stipulation is described as:

828 Broadway
Denver, Colorado
2. The subject property is classified as commercial/residential mixed use property.

3. The County Assessor originally assigned the following actual value on the subject property for tax year 2016.

05038-26-047-000		
Land	\$	5,344,300.00
Improvements	\$	<u>45,127,900.00</u>
Total	\$	50,472,200.00

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

05038-26-047-000		
Land	\$	5,344,300.00
Improvements	\$	<u>45,127,900.00</u>
Total	\$	50,472,200.00

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 2016.

05038-26-047-000		
Commercial		
Land	\$	106,900.00
Improvements	\$	<u>488,100.00</u>
Total	\$	595,000.00

Residential		
Land	\$	5,237,400.00
Improvements	\$	<u>40,554,000.00</u>
Total	\$	45,791,400.00

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 the comparable sales from the subject's area indicated a reduction in the value of the subject property.

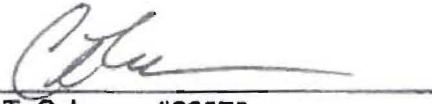
8. Both parties agree to be responsible for their own costs, expert and attorney fees, waiving any claim against each other for such, and agree that any hearing before the Board of Assessment Appeals not be scheduled or be vacated if already scheduled.

DATED this 24th day of April, 2017.

Agent/Attorney/Petitioner

Denver County Board of Equalization

By: 
Kendra L. Goldstein
Goldstein Law Firm
950 South Cherry Street #320
Denver, CO 80246
Telephone: 303-757-8865
Email: kendra@sterlingpts.com

By: 
Charles T. Solomon #26873
201 West Colfax Avenue, Dept. 1207
Denver, CO 80202
Telephone: 720-913-3275
Docket No: 69148