

<b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	<b>Docket Number: 69256</b>
Petitioner: <b>RICKENBAUGH CADILLAC CO -</b> v. Respondent: <b>DENVER COUNTY BOARD OF EQUALIZATION</b>	
<b>ORDER ON STIPULATION</b>	

**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:**

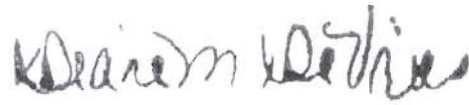
1. Subject property is described as follows:  
     **County Schedule No.: 05091-07-036-000**  
     **Category: Valuation/Protest Appeal      Property Type: Commercial**
2. Petitioner is protesting the 2016 actual value of the subject property.
3. The parties agreed that the 2016 actual value of the subject property should be reduced to:  
     **Total Value: \$2,338,000**  
     (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 16th day of November 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 NOV 10 PM 1:21

<b>BOARD OF ASSESSMENT APPEALS</b> <b>STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	
Petitioner: <b>RICKENBAUGH CADILLAC COMPANY</b>	
v.	
Respondent: <b>DENVER COUNTY BOARD OF EQUALIZATION</b> Attorney for Denver County Board of Equalization	Docket Number:  69256
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	Schedule Number:  05091-07-036-000
<b>STIPULATION (AS TO TAX YEAR 2016 ACTUAL VALUE)</b>	

Petitioner, RICKENBAUGH CADILLAC COMPANY 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(s) and Respondent agree and stipulate as follows:

1. The property subject to this Stipulation is described as:  
  
400 Santa Fe Dr.  
Denver, Colorado
2. The subject property is classified as commercial property.

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

Land	\$	<u>1,365,500.00</u>
Improvements	\$	<u>1,315,100.00</u>
Total	\$	2,680,600.00

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

Land	\$	1,365,500.00
Improvements	\$	<u>1,315,100.00</u>
Total	\$	2,680,600.00

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.

Land	\$	1,365,500.00
Improvements	\$	<u>972,500.00</u>
Total	\$	2,338,000.00

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 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 3rd day of NOVEMBER, 2016.

Agent/Attorney/Petitioner

Denver County Board of Equalization

By:   
Mike Walter  
1<sup>st</sup> Net Real Estate Services  
3333 S Wadsworth Blvd., Suite 105  
Lakewood, CO 80227  
Telephone: 720-962-5750  
Email: mwalter@1stnetre.com

By:   
Mitch Behr #38452  
201 West Colfax Avenue, Dept. 1207  
Denver, Colorado 80202  
Telephone: 720-913-3275  
Docket No: 69256