

<b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	<b>Docket Number: 69342</b>
Petitioner: <b>GLENDAL PROPERTIES I LLC -</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.: 06192-06-027-000+1**  
     **Category: Valuation/Protest Appeal      Property Type: Residential**
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: \$19,365,000**  
 (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 10th day of November 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*

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Gordana Katardzic



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<b>BOARD OF ASSESSMENT APPEALS</b> <b>STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	
Petitioner:  <b>GLENDALE PROPERTIES I, LLC</b>	Docket Number:  <del>68942</del> <b>69342</b>
v.	Schedule Number:
Respondent:  <b>DENVER COUNTY BOARD OF EQUALIZATION</b> Attorney for Denver County Board of Equalization	06192-06-027-000 + 1
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	
<b>STIPULATION (AS TO TAX YEAR 2016 ACTUAL VALUE)</b>	

Petitioner, GLENDALE PROPERTIES I, 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:  
  
1240 S. Birch St. and 1235 S. Birch St.  
Denver, CO
2. The subject properties are classified as residential real property.

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

	Land	Improvements	Total
06192-06-027-000	\$1,106,700	\$ 8,978,400	\$10,051,100
06192-05-026-000	\$616,700	\$10,833,200	\$11,449,900

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

	Land	Improvements	Total
06192-06-027-000	\$1,106,700	\$8,978,400	\$10,051,100
06192-05-026-000	\$616,700	\$10,833,200	\$11,449,900

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

	Land	Improvements	Total
06192-06-027-000	\$1,106,700	\$8,193,300	\$ 9,300,000
06192-05-026-000	\$616,700	\$9,448,300	\$10,065,000

6. The valuations, as established above, shall be binding only with respect to tax year 2015.

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

A further review of the subject properties' characteristics 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 3<sup>rd</sup> day of November, 2016.

Agent/Attorney/Petitioner

Denver County Board of Equalization

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