

<b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	<b>Docket Number: 69359</b>
Petitioner: <b>WESTFIELD - PROSPECT LLLP -</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.: 02278-04-035-000+2**  
**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: \$4,771,700**  
 (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 21st day of October 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



Westfield - Prospect

2016 OCT 19 PM 3:25

<b>BOARD OF ASSESSMENT APPEALS STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	
Petitioner: <b>WESTFIELD - PROSPECT LLLP</b>	Docket Number: 69359
v.	Schedule Number: 02278-04-035-000+2
Respondent: <b>DENVER COUNTY BOARD OF EQUALIZATION</b> Attorney for Denver County Board of Equalization of the City and County of Denver  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, WESTFIELD - PROSPECT LLLP, 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:

3000 Inca St and 3019 Huron St and 3103 Huron St  
Denver, Colorado

2. The subject property is classified as non-residential property.

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

-035		
Land	\$	2,543,600.00
Improvements	\$	<u>0.00</u>
Total	\$	2,543,600.00

-209		
Land	\$	1,144,500.00
Improvements	\$	<u>0.00</u>
Total	\$	1,144,500.00

-210		
Land	\$	1,838,000.00
Improvements	\$	<u>0.00</u>
Total	\$	1,838,000.00

4. After appeal to the Denver 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:

-035		
Land	\$	2,543,600.00
Improvements	\$	<u>0.00</u>
Total	\$	2,543,600.00

-209		
Land	\$	1,144,500.00
Improvements	\$	<u>0.00</u>
Total	\$	1,144,500.00

-210		
Land	\$	1,838,000.00
Improvements	\$	<u>0.00</u>
Total	\$	1,838,000.00

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 property for tax year 2016.

-035		
Land	\$	2,431,100.00
Improvements	\$	0.00
Total	\$	2,431,100.00

-209		
Land	\$	759,600.00
Improvements	\$	0.00
Total	\$	759,600.00

-210		
Land	\$	1,581,000.00
Improvements	\$	0.00
Total	\$	1,581,000.00

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 subject properties characteristics 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 13<sup>th</sup> day of October, 2016.

Agent/Attorney/Petitioner

Denver County Board of Equalization  
the City and County of Denver

By: 

By: 

Matt Poling  
Ryan, LLC  
5251 DTC Parkway, Suite 1045  
Greenwood Village, CO 80111  
Telephone: 720-524-0022

Charles T. Solomon #26873  
201 West Colfax Avenue, Dept. 1207  
Denver, CO 80202  
Telephone: 720-913-3275  
Docket No: 69359