

<b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	<b>Docket Number: 69364</b>
Petitioner: <b>UNICO BOP 1408 WAZEE 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.: 02331-19-038-000+1**  
     **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: \$1,683,400**  
     (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 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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<b>BOARD OF ASSESSMENT APPEALS</b> <b>STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	
Petitioner: <b>WAZEE STREET LLC</b>	
v.	
Respondent: <b>DENVER COUNTY BOARD OF EQUALIZATION</b>	Docket Number: 69364
Attorney for Denver County Board of Equalization of the City and County of Denver	Schedule Number: 02331-19-038-000 +1
City Attorney  Charles T. Solomon, #26873 Assistant City Attorney 201 West Colfax Avenue, Dept. 1207 Denver, Colorado 80202 Telephone: 720-913-3275 Facsimile: 720-913-3180	
<b>STIPULATION (AS TO TAX YEAR 2016 ACTUAL VALUE)</b>	

Petitioner, WAZEE STREET LLC, 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:  
  
1408 Wazee St Comm  
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.

02331-19-038-000		
Land	\$	202,300.00
Improvements	\$	<u>500,200.00</u>
Total	\$	702,500.00

02331-19-039-000		
Land	\$	330,000.00
Improvements	\$	<u>716,800.00</u>
Total	\$	1,046,800.00

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

02331-19-038-000		
Land	\$	202,300.00
Improvements	\$	<u>500,200.00</u>
Total	\$	702,500.00

02331-19-039-000		
Land	\$	330,000.00
Improvements	\$	<u>716,800.00</u>
Total	\$	1,046,800.00

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.

02331-19-038-000		
Land	\$	202,300.00
Improvements	\$	<u>500,200.00</u>
Total	\$	702,500.00

02331-19-039-000		
Land	\$	330,000.00
Improvements	\$	<u>650,900.00</u>
Total	\$	980,900.00

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 5th day of December, 2016.


Agent/Attorney/Petitioner

By:

  
Matt Poling  
Ryan, LLC  
5251 DTC PKWY #1045  
Greenwood Village, CO 80111  
Telephone: 303-222-1845

Denver County Board of Equalization

By:

  
Charles T. Solomon, #26873  
201 West Colfax Avenue, Dept. 1207  
Denver, CO 80202  
Telephone: 720-913-3275  
Fax: 720-913-3180  
Docket No: 69364