

<b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	<b>Docket Number: 69504</b>
Petitioner: <b>LAKES AT MONACO POINTE 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.:** 06292-05-009-000+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: \$33,600,000**  
 (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 24th day of March 2017.

**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

*Gordana 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>LAKES AT MONACO POINTE LLC</b>  v.  Respondent:  <b>DENVER COUNTY BOARD OF EQUALIZATION</b> Attorney for Denver County Board of Equalization of the City and County of Denver  City Attorney  Mitch Behr #38452 Assistant City Attorney 201 West Colfax Avenue, Dept. 1207 Denver, Colorado 80202 Telephone: 720-913-3275 Email: <a href="mailto:mitchel.behr@denvergov.org">mitchel.behr@denvergov.org</a>	Docket Number:  69504  Schedule Number:  06292-05-009-000+1
<b>STIPULATION (AS TO TAX YEAR 2016 ACTUAL VALUE)</b>	

Petitioner, LAKES AT MONACO POINTE LLC, 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:

6165 E Iliff Ave  
Denver, Colorado

2. The subject property is classified as residential real property.

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

06292-05-009-000	
Land	\$ 2,802,400.00
Improvements	\$ <u>17,077,100.00</u>
Total	\$ 19,879,500.00
06292-05-010-000	
Land	\$ 2,712,200.00
Improvements	\$ <u>17,167,300.00</u>
Total	\$ 19,879,500.00

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

06292-05-009-000	
Land	\$ 2,802,400.00
Improvements	\$ <u>17,077,100.00</u>
Total	\$ 19,879,500.00
06292-05-010-000	
Land	\$ 2,712,200.00
Improvements	\$ <u>17,167,300.00</u>
Total	\$ 19,879,500.00

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.

06292-05-009-000	
Land	\$ 2,802,400.00
Improvements	\$ <u>13,997,600.00</u>
Total	\$ 16,800,000.00
06292-05-010-000	
Land	\$ 2,712,200.00
Improvements	\$ <u>14,087,800.00</u>
Total	\$ 16,800,000.00

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.

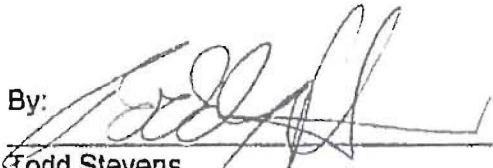
8. Both parties agree to be responsible for their own costs, expert and attorney fees, waiving any claim against each other for such, and agree that any hearing before the Board of Assessment Appeals not be scheduled or be vacated if already scheduled.

DATED this 16<sup>th</sup> day of March, 2017.

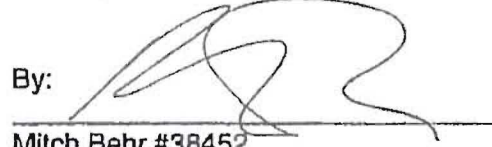
Agent/Attorney/Petitioner

Denver County Board of Equalization  
the City and County of Denver

By:

  
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By:

  
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Docket No: 69504



MICHAEL B. HANCOCK  
Mayor

STATE OF COLORADO  
BO OF ASSESSMENT APPEALS

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DEPARTMENT OF LAW  
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CITY ATTORNEY

Municipal Operations Section  
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March 20, 2017

Colorado Board of Assessment Appeals  
1313 Sherman Street #315  
Denver, Colorado 80203

Re: Docket Number: 69504  
LAKES AT MONACO POINTE LLC

Dear Chairperson and Members of the Board:

Please find the original of the Stipulation As to Value in this matter.

Sincerely,

Mitchel T Behr  
Assistant City Attorney

/sal

cc: Todd J. Stevens, Stevens & Associates, Inc.

Enclosure