

<b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	<b>Docket Number: 70043</b>
Petitioner: <b>REALTY ASSOCIATES FUND X, LP -</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.: 01232-11-003-000**  
**Category: Valuation/Protest Appeal      Property Type: Commercial**
2. Petitioner is protesting the 2015 actual value of the subject property.
3. The parties agreed that the 2015 actual value of the subject property should be reduced to:

**Total Value: \$1,582,300**  
 (Reference Attached Stipulation)

4. The Board concurs with the Stipulation.

**ORDER:**

Respondent is ordered to reduce the 2015 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 9th day of August 2017.

**BOARD OF ASSESSMENT APPEALS**

*Diane M. DeVries*

\_\_\_\_\_  
Diane M. DeVries

*Debra A. Baumbach*

\_\_\_\_\_  
Debra A. Baumbach

I hereby certify that this is a true and correct copy of the decision of the Board of Assessment Appeals.

*Christine Fontenot*

\_\_\_\_\_  
Christine Fontenot



2017 AUG -7 AM 10: 55

<b>BOARD OF ASSESSMENT APPEALS</b> <b>STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	
Petitioner: <b>REALTY ASSOCIATES FUND X, LP</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  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	Docket Number: 70043  Schedule Number: 01232-11-003-000
<b>STIPULATION (AS TO TAX YEAR 2015 ACTUAL VALUE)</b>	

Petitioner, REALTY ASSOCIATES FUND X, LP, and Respondent, DENVER BOARD OF EQUALIZATION OF THE CITY AND COUNTY OF DENVER, hereby enter into this Stipulation regarding the tax year 2015 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:  
  
4700 Havana St  
Denver, Colorado

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

3. The County Assessor originally assigned the following actual value on the subject property for tax year 2015.

01232-11-003-000		
Land	\$	579,000.00
Improvements	\$	<u>1,369,700.00</u>
Total	\$	1,948,700.00

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

01232-11-003-000		
Land	\$	579,000.00
Improvements	\$	<u>1,231,900.00</u>
Total	\$	1,810,900.00

5. After further review and negotiation, the Petitioner and the 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 2015.

01232-11-003-000		
Land	\$	579,000.00
Improvements	\$	<u>1,003,300.00</u>
Total	\$	1,582,300.00

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 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 4<sup>th</sup> day of August, 2017.

Agent/Attorney/Petitioner

Denver County Board of Equalization of  
the City and County of Denver

By: Kristi Lazo

Kristi Lazo  
Altus Group US, Inc.  
275 W Campbell Rd #621  
Richardson, TX 75080  
Telephone: 817-251-6666

By: CT

Charles T. Solomon #26873  
201 West Colfax Avenue, Dept. 1207  
Denver, CO 80202  
Telephone: 720-913-3275  
Docket No: 70043



MICHAEL B. HANCOCK  
Mayor

STATE OF COLORADO  
BD OF ASSESSMENT APPEALS

2017 AUG -7 AM 10:55

DEPARTMENT OF LAW  
KRISTIN M. BRONSON  
CITY ATTORNEY

Municipal Operations Section  
201 West Colfax Avenue, Dept. 1207  
Denver, CO 80202 5332  
p: 720-913-3275  
f: 720-913-3180

August 7, 2017

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

Re: Docket Number: 70043  
REALTY ASSOCIATES FUND X, LP

Dear Chairperson and Members of the Board:

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

Sincerely,

Charles T. Solomon  
Assistant City Attorney

/sal

cc: Kristi Lazo, Altus Group US, Inc.

Enclosure