

<p><b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203</p> <hr/> <p>Petitioner:</p> <p><b>LCP 35TH LLC</b> v.</p> <p>Respondent:</p> <p><b>DENVER COUNTY BOARD OF EQUALIZATION</b></p>	<p><b>Docket No.: 71669</b></p>
<p><b>ORDER ON STIPULATION</b></p>	

**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 Order on Stipulation.

**FINDINGS OF FACT AND CONCLUSIONS:**

1. Subject property is described as follows:

County Schedule No.:	02263-05-053-000
Appeal Category:	VALUATION
Current Classification:	COMMERCIAL

2. Petitioner is protesting the 2017 actual value of the subject property.
3. The parties agreed that the 2017 classification and actual value of the subject property should be as follows:

Classification:	COMMERCIAL
Actual Value:	\$19,000,000

(Reference the attached Stipulation)

4. The parties agreed that the original schedule number **02263-05-053-000** was split in 2017 to new parcels of the subject property and should be as follows: **02263-05-054-000** and **02263-05-055-000**. Taxes were paid on the

- new parcels  
5. The Board concurs with the Stipulation.

**ORDER:**

Respondent is ordered to change the 2017 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 17<sup>th</sup> day of December, 2018.

**BOARD OF ASSESSMENT APPEALS**

*Diane M. DeVries*

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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.

*Yesenia Araujo*

\_\_\_\_\_  
Yesenia Araujo

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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>LCP 35TH LLC</b>	
v.	
Respondent:  <b>DENVER COUNTY BOARD OF EQUALIZATION</b> Attorney for Denver County Board of Equalization	Docket Number:  71669
City Attorney  Noah M. Cecil #48837 Assistant City Attorney 201 West Colfax Avenue, Dept. 1207 Denver, Colorado 80202 Telephone: 720-913-3275 E-mail: <a href="mailto:noah.cecil@denvergov.org">noah.cecil@denvergov.org</a>	Schedule Number:  02263-05-053-000
<b>STIPULATION (AS TO 2017 ACTUAL VALUE)</b>	

Petitioner, LCP 35TH LLC, and Respondent, DENVER COUNTY BOARD OF EQUALIZATION, hereby enter into this Stipulation regarding the 2017 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:  
  
3462 Larimer Street  
Denver, CO
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 2017.

		02263-05-055-000	02263-05-054-000	
		Commercial	Residential	Total
Land	\$	421,500.00	2,388,800.00	2,810,300.00
Improvements	\$	<u>1,261,800.00</u>	<u>16,023,400.00</u>	<u>17,285,200.00</u>
Total	\$	1,683,300.00	18,412,200.00	20,095,500.00

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

		02263-05-055-000	02263-05-054-000	
		Commercial	Residential	Total
Land	\$	421,500.00	2,388,800.00	2,810,300.00
Improvements	\$	<u>1,261,800.00</u>	<u>16,023,400.00</u>	<u>17,285,200.00</u>
Total	\$	1,683,300.00	18,412,200.00	20,095,500.00

5. After further review and negotiation, the Petitioner and the Denver County Board of Equalization agree to the following actual value for the subject property for 2017.

		02263-05-055-000	02263-05-054-000	
		Commercial	Residential	Total
Land	\$	421,500.00	2,388,800.00	2,810,300.00
Improvements	\$	<u>1,261,800.00</u>	<u>14,927,900.00</u>	<u>16,189,700.00</u>
Total	\$	1,683,300.00	17,316,700.00	19,000,000.00

6. The valuations, as established above, shall be binding only with respect to 2017.

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

The value was adjusted based on market sales comparables.

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.

**\*Original parcel number 02263-05-053-000 was split in 2017 to new parcels:  
02263-05-054-000 and 02263-05-055-000. Taxes were paid on the new parcels.**

DATED this 28th day of November, 2018.

Agent/Attorney/Petitioner

Denver County Board of Equalization

By: M Van Donselaar  
Michael Van Donselaar  
Duff & Phelps LLC  
1200 17th Street, Suite 990  
Denver, CO 80202  
Telephone: (303) 749-9034  
E-mail:  
Michael.Vandonselaar@duffandphelps.com

By: Noah Cecil  
Noah M. Cecil #48837  
201 West Colfax Avenue, Dept. 1207  
Denver, CO 80202  
Telephone: 720-913-3275  
E-mail: noah.cecil@denvergov.org  
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