

<b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	<b>Docket Number: 71885</b>
Petitioner: <b>COLORADO EXECUTIVE CLUB BLDG</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 accepted 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.: 05244-16-017-000**  
     **Category: Valuation/Protest Appeal      Property Type: Commercial**
2. Petitioner is protesting the 2017 actual value of the subject property.
3. The parties agreed that the 2017 actual value of the subject property should be reduced to:

**Total Value: \$7,200,000**  
 (Reference Attached Stipulation)

4. The Board concurs with the Stipulation.

**ORDER:**

Respondent is ordered to reduce 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 22nd day of May 2018.

**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

*Christine Fontenot*

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





MICHAEL B. HANCOCK  
Mayor

17  
May 16, 2018

DEPARTMENT OF LAW  
KRISTIN M. BRONSON  
CITY ATTORNEY

Municipal Operations Section  
201 West Colfax Avenue, Dept. 1207  
Denver, CO 80202-5332  
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Colorado Board of Assessment Appeals  
1313 Sherman Street #315  
Denver, Colorado 80203

Re: Docket Number: 71885  
COLORADO EXECUTIVE CLUB BUILDING, LLC

2018 MAY 17 PM 2:26

Dear Chairperson and Members of the Board:

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

Sincerely,

Charles T. Solomon  
Assistant City Attorney

/sal

cc: Debbie Tam, Tam Valuation Services, Inc.

Enclosure

2018 MAY 17 PM 2:26

**BOARD OF ASSESSMENT APPEALS**  
**STATE OF COLORADO**  
1313 Sherman Street, Room 315  
Denver, Colorado 80203

Petitioner:

**COLORADO EXECUTIVE CLUB BLDG**  
v

Respondent:

**DENVER COUNTY BOARD OF EQUALIZATION**  
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  
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Docket Number:

71885

Schedule Number:

05244-16-017-000

**STIPULATION (AS TO TAX YEAR 2017 ACTUAL VALUE)**

Petitioner, COLORADO EXECUTIVE CLUB BLDG, and Respondent, DENVER COUNTY BOARD OF EQUALIZATION, hereby enter into this Stipulation regarding the tax year 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:  
  
1776 S Jackson St  
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 2017.

05244-16-017-000	
Land	\$ 3,435,000.00
Improvements	\$ <u>7,443,500.00</u>
Total	\$ 10,878,500.00

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

05244-16-017-000	
Land	\$ 3,435,000.00
Improvements	\$ <u>6,765,000.00</u>
Total	\$ 10,200,000.00

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 2017.

05244-16-017-000	
Land	\$ 3,435,000.00
Improvements	\$ <u>3,765,000.00</u>
Total	\$ 7,200,000.00

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

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 17 day of May, 2018.

Agent/Attorney/Petitioner

By: Debbie Tam

Debbie Tam  
TAM Valuation Services Inc  
PO BOX 461081  
Aurora, CO 80046  
Telephone: 303-699-4672

Denver County Board of Equalization

By: Charles T. Solomon

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Docket No: 71885