

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 73054
Petitioner: 450 COMPANY LLC & 450 SEVENTEENTH LLC v. Respondent: DENVER COUNTY BOARD OF EQUALIZATION	
ORDER ON STIPULATION	

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.: 02349-19-038-038
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: \$2,772,500
 (Reference Attached Stipulation)
4. The Board concurs with the Stipulation.

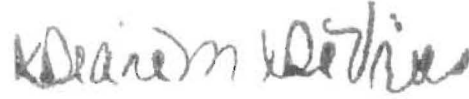
ORDER:

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 29th day of May 2018.

BOARD OF ASSESSMENT APPEALS

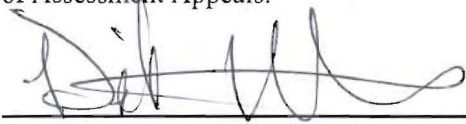


Diane M. DeVries



Debra A. Baumbach

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



Danielle Williams



2010 MAY 23 PM 1:36

BOARD OF ASSESSMENT APPEALS STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	
Petitioner: 450 COMPANY LLC & 450 SEVENTEENTH LLC v.	Docket Number: 73054
Respondent: DENVER COUNTY BOARD OF EQUALIZATION Attorney for Denver County Board of Equalization of the City and County of Denver	Schedule Number: 02349-19-038-038
City Attorney Noah Cecil #48837 Assistant City Attorney 201 West Colfax Avenue, Dept. 1207 Denver, Colorado 80202 Telephone: 720-913-3275 Email: noah.cecil@denvergov.org	
STIPULATION (AS TO TAX YEAR 2017 ACTUAL VALUE)	

Petitioner, 450 COMPANY LLC & 450 SEVENTEENTH LLC, and Respondent, DENVER COUNTY BOARD OF EQUALIZATION OF THE CITY AND COUNTY OF DENVER, 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:

450 E 17th Ave Unit 120
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 2017.

02349-19-038-038		
Land	\$	476,600.00
Improvements	\$	<u>2,456,800.00</u>
Total	\$	2,933,400.00

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

02349-19-038-038		
Land	\$	476,600.00
Improvements	\$	<u>2,456,800.00</u>
Total	\$	2,933,400.00

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.

02349-19-038-038		
Land	\$	476,600.00
Improvements	\$	<u>2,295,900.00</u>
Total	\$	2,772,500.00

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 22nd day of MAY, 2018.

Agent/Attorney/Petitioner

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

By: 

By: 

Todd Stevens
Stevens & Associates, Inc.
9635 Maroon Circle, Suite No. 450
Englewood, CO 80112
Telephone: 303-347-1878

Noah Cecil #48837
201 West Colfax Avenue, Dept. 1207
Denver, CO 80202
Telephone: 720-913-3275
Docket No: 73054



DENVER
THE MILE HIGH CITY

MICHAEL B. HANCOCK
Mayor

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

May 23, 2018

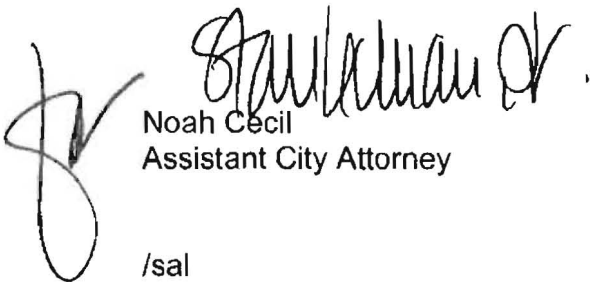
Colorado Board of Assessment Appeals
1313 Sherman Street #315
Denver, Colorado 80203

Re: Docket Number: 73054
450 COMPANY LLC & 450 SEVENTEENTH LLC

Dear Chairperson and Members of the Board:

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

Sincerely,



Noah Cecil
Assistant City Attorney

/sal

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

Enclosure