

<b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	<b>Docket Number: 73483</b>
Petitioner: <b>PIII BAYAUD STREET 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 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.: 05125-22-019-000**  
     **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: \$4,800,000**  
 (Reference Attached Stipulation)

4. The Board concurs with the Stipulation.

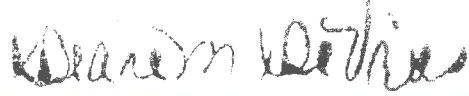
**ORDER:**

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 this 28th day of May 2019.

**BOARD OF ASSESSMENT APPEALS**

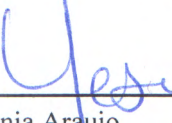


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Diane M. DeVries

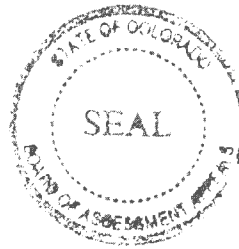


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Debra A. Baumbach

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



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



2019 MAY 24 PM 3:36

<b>BOARD OF ASSESSMENT APPEALS</b> <b>STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	
Petitioner:  <b>PIII BAYAUD STREET 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  Noah Cecil #48837 Assistant City Attorney 201 West Colfax Avenue, Dept. 1207 Denver, Colorado 80202 Telephone: 720-913-3275 Email: <a href="mailto:noah.cecil@denvergov.org">noah.cecil@denvergov.org</a>	Docket Number:  73483  Schedule Number:  05125-22-019-000
<b>STIPULATION (AS TO TAX YEAR 2017 ACTUAL VALUE)</b>	

Petitioner, PIII BAYAUD STREET 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:

3400 E Bayaud Ave  
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.

05125-22-019-000		
Land	\$	4,269,900.00
Improvements	\$	<u>860,100.00</u>
Total	\$	5,130,000.00

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

05125-22-019-000		
Land	\$	4,269,900.00
Improvements	\$	<u>860,100.00</u>
Total	\$	5,130,000.00

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.

05125-22-019-000		
Land	\$	4,269,900.00
Improvements	\$	<u>530,100.00</u>
Total	\$	4,800,000.00

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.

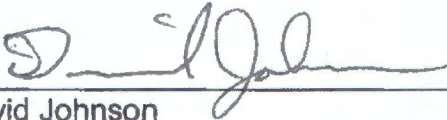
8. Both parties agree to be responsible for their own costs, expert and attorney fees, waiving any claim against each other for such, and agree that any hearing before the Board of Assessment Appeals not be scheduled or be vacated if already scheduled.

DATED this 24<sup>th</sup> day of May, 2018.

Agent/Attorney/Petitioner

Denver County Board of Equalization  
the City and County of Denver

By:



David Johnson  
Joseph C. Sansone Company  
18040 Edison Avenue  
Chesterfield, MO 63005  
Telephone: 636-733-5455

By:

*/s/ Charles T. Solomon for*

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Denver, CO 80202  
Telephone: 720-913-3275  
Docket No: 73483