

<b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	<b>Docket Number: 73740</b>
Petitioner: <b>SAFARI CLUB APARTMENTS 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.: 05038-15-016-000**  
**Category: Valuation/Protest Appeal      Property Type: Residential**
  
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: \$12,645,600**  
 (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 13th day of February 2018.

**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



2018 FEB -1 PM 12:15

<b>BOARD OF ASSESSMENT APPEALS</b> <b>STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	
Petitioner:  <b>SAFARI CLUB APARTMENTS LP</b>	
v.	
Respondent:  <b>DENVER COUNTY BOARD OF EQUALIZATION</b>	Docket Number:  73740
Attorney for Denver County Board of Equalization of the City and County of Denver	Schedule Number:  05038-15-016-000
City Attorney  Charles T. Solomon #26873 Assistant City Attorney 201 West Colfax Avenue, Dept. 1207 Denver, Colorado 80202 Telephone: 720-913-3275 Email: <a href="mailto:charles.solomon@denvergov.org">charles.solomon@denvergov.org</a>	
<b>STIPULATION (AS TO TAX YEAR 2017 ACTUAL VALUE)</b>	

Petitioner, SAFARI CLUB APARTMENTS LP, 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:

990 Logan Street  
Denver, Colorado

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

3. The County Assessor originally assigned the following actual value to the subject property for tax year 2017.

Land	\$	1,155,900
Improvements	\$	<u>13,170,800</u>
Total	\$	14,326,700

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

Land	\$	1,155,900
Improvements	\$	<u>13,170,800</u>
Total	\$	14,326,700

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

Land	\$	1,155,900
Improvements	\$	<u>11,489,700</u>
Total	\$	12,645,600

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:

Reconsideration of area market sales weighted toward the most similar sale resulted in a reduction.

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 31<sup>st</sup> day of January, 2018.

Agent/Attorney/Petitioner

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

By:



Neil B. Oberfeld *Reg # 16992*  
Greenberg Traurig LLP  
1200 17<sup>th</sup> Street, Suite 2400  
Denver, CO 80202  
Telephone: 303-572-6500  
oberfeldn@gtlaw.com

By:



Charles T. Solomon #26873  
201 West Colfax Avenue, Dept. 1207  
Denver, CO 80202  
Telephone: 720-913-3275  
Docket No: 73740