

<b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	<b>Docket Number: 73816</b>
Petitioner: <b>NP BANK LOFTS ASSOCIATES 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 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.: 02345-17-019-000**  
     **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: \$18,001,900**  
 (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 21st day of March 2019.

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.

*Yesenia Araujo*

Yesenia Araujo



2019 MAR 19 PM 3:16

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

Petitioner:

**NP BANK LOFTS ASSOCIATES LP**  
v.

Respondent:

**DENVER COUNTY BOARD OF EQUALIZATION**  
Attorney for Denver County Board of Equalization

City Attorney

Charles T. Solomon #26873  
Assistant City Attorney  
201 West Colfax Avenue, Dept. 1207  
Denver, Colorado 80202  
Telephone: 720-913-3275  
Email: charles.solomon@denvergov.org

Docket Number:

73816

Schedule Number:

02345-17-019-000

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

Petitioner, NP BANK LOFTS ASSOCIATES 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:  
805 17th St Resd  
Denver, Colorado
2. The subject property is classified as residential real property.

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

02345-17-019-000	
Land	\$ 4,322,700.00
Improvements	\$ <u>15,274,300.00</u>
Total	\$ 19,597,000.00

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

02345-17-019-000	
Land	\$ 4,322,700.00
Improvements	\$ <u>15,274,300.00</u>
Total	\$ 19,597,000.00

5. After further review and negotiation, the Parties agree to the following actual value for the subject property for tax year 2017.

02345-17-019-000	
Land	\$ 4,322,700.00
Improvements	\$ <u>13,679,200.00</u>
Total	\$ 18,001,900.00

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:

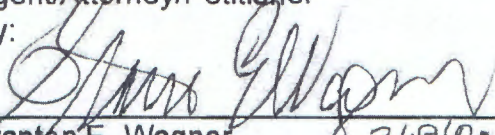
A review of the of the comparable sales of the subject property indicated a reduction in the value of the subject property.

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 March 19, 2019.

Agent/Attorney/Petitioner

By:

  
Stanton E. Wagner  
CBRE  
1225 17<sup>th</sup> St #3200  
Denver, CO 80202  
Telephone: 303-641-3476  
Email: [stan.wagner@cbre.com](mailto:stan.wagner@cbre.com)

3/18/2019

Denver County Board of Equalization

By:

/s/ Charles T. Solomon

Charles T. Solomon #26873  
201 West Colfax Avenue, Dept. 1207  
Denver, CO 80202  
Telephone: 720-913-3275  
Charles.Solomon@denvergov.org  
Docket No: 73816