

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

Docket No.: 74394

Petitioner:

JSF COLLECTION (SUN TERRACE), LLC
v.

Respondent:

DENVER COUNTY BOARD OF EQUALIZATION

ORDER ON AMENDED STIPULATION

THE PARTIES TO THIS ACTION entered into an Amended Stipulation, which has been approved by the Board of Assessment Appeals. A copy of the Amended Stipulation is attached and incorporated as a part of this Order on Amended Stipulation.

FINDINGS OF FACT AND CONCLUSIONS:

1. Subject property is described as follows:

County Schedule No.: 05152-00-057-000
Appeal Category: VALUATION
Current Classification: COMMERCIAL

2. Petitioner is protesting the 2018 actual value of the subject property.
3. The Board issued an Order on Stipulation on December 4, 2018 for schedule number **05152-00-057-000**.
4. After filing the original petition with the BAA on September 7, 2018, the original schedule number **05152-00-057-000** was split into the four schedules as follows: **05152-00-059-000**, **05152-00-060-000**, **05152-00-061-000** and **05152-00-062-000**.
5. The parties agreed that the 2018 classification, actual value and county schedule numbers of the subject property should be as follows:

Classification: COMMERCIAL

Actual Value: \$3,150,000
County Schedule Nos.: 05152-00-059-000
05152-00-060-000
05152-00-061-000
05152-00-062-000

(Reference the attached Amended Stipulation)

6. The Board concurs with the Amended Stipulation.

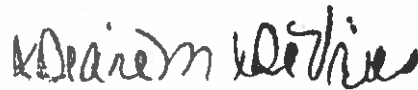
ORDER:

Respondent is ordered to change the 2018 actual value of the subject property as set forth above.

The Denver County Assessor is directed to change his/her records accordingly.

DATED this 12 day of March, 2019.

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.



Yesenia Araujo

2019 FEB 13 PM 4: 56

BOARD OF ASSESSMENT APPEALS STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	
Petitioner: JSF COLLECTIONS (SUN TERRACE), LLC v. Respondent:	Docket Number: 74394
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	Schedule Number: 05152-00-058-000+4
STIPULATION (AS TO TAX YEAR 2018 ACTUAL VALUE)	

Petitioner, JSF COLLECTIONS (SUN TERRACE), LLC, and Respondent, DENVER COUNTY BOARD OF EQUALIZATION, hereby enter into this Stipulation regarding the tax year 2018 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:

685 S Broadway St
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 2018

05152-00-057-000		
Land	\$	1,819,400.00
Improvements	\$	<u>1,983,800.00</u>
Total	\$	3,803,200.00

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

05152-00-057-000		
Land	\$	1,819,400.00
Improvements	\$	<u>1,983,800.00</u>
Total	\$	3,803,200.00

5. After further review and negotiation, the Parties agree to the following actual value for the subject property for tax year 2018.

**Original parcel split after filing to the BAA.*

05152-00-059-000		
Land	\$	1,819,100.00
Improvements	\$	<u>1,330,600.00</u>
Total	\$	3,149,700.00

05152-00-060-000		
Land	\$	100.00
Improvements	\$	<u>0.00</u>
Total	\$	100.00

05152-00-061-000		
Land	\$	100.00
Improvements	\$	<u>0.00</u>
Total	\$	100.00

05152-00-062-000		
Land	\$	100.00
Improvements	\$	<u>0.00</u>
Total	\$	100.00

6. The valuations, as established above, shall be binding only with respect to tax year 2018.

7. Brief narrative as to why the reduction was made:

A review of the 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 FEBRUARY 13, 2019.

Agent/Attorney/Petitioner

Denver County Board of Equalization

By: 

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By: /s/ Charles T. Solomon

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