

<p>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203</p> <hr/> <p>Petitioner:</p> <p>KAYAN LLC v.</p> <p>Respondent:</p> <p>DENVER COUNTY BOARD OF EQUALIZATION</p>	<p>Docket No.: 74704</p>
<p>ORDER ON STIPULATION</p>	

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 Order on Stipulation.

FINDINGS OF FACT AND CONCLUSIONS:

1. Subject property is described as follows:

County Schedule No.:	02346-23-032-000
Appeal Category:	VALUATION
Current Classification:	COMMERCIAL

2. Petitioner is protesting the 2018 classification of the subject property.

3. The parties agreed that the 2018 classification of the subject property should be as follows:

Classification:	COMMERCIAL/PARTIALLY EXEMPT
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(Reference the attached Stipulation)

4. The Board concurs with the Stipulation.

ORDER:

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

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

DATED AND MAILED this 8th day of November, 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.

Yesenia Araujo

Yesenia Araujo

2018 OCT 12 PM 1:51

BOARD OF ASSESSMENT APPEALS STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	
Petitioner: KAYAN LLC v. Respondent: DENVER COUNTY BOARD OF EQUALIZATION	Docket Number: 74704 Schedule Number: 02346-23-032-000
Attorney for Denver County Board of Equalization City Attorney Noah M. 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 2018 ACTUAL VALUE)	

Petitioner, KAYAN 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 and Respondent agree and stipulate as follows:

1. The property subject to this Stipulation is described as:

101 W Colfax Ave
Denver, Colorado

2. The subject property is classified as commercial property.

3. The County Assessor originally assigned the following actual value on the subject property for tax year 2018

02346-23-032-000	
Land	\$ 15,740,000.00
Improvements	\$ <u>83,209,900.00</u>
Total	\$ 98,949,900.00

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

02346-23-032-000	
Land	\$ 15,740,000.00
Improvements	\$ <u>83,209,900.00</u>
Total	\$ 98,949,900.00

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 2018.

02346-23-032-000	
Land	\$ 15,740,000.00
Improvements	\$ <u>83,209,900.00</u>
Total	\$ 98,949,900.00

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:

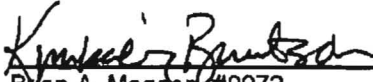
No change to the current assigned value for the subject property. A portion of the property is leased to the City and County of Denver. Per review of the leases, 31% of the property will be exempted.

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 10th day of October, 2018.

Agent/Attorney/Petitioner

Denver County Board of Equalization



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