

<p><b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203</p> <hr/> <p>Petitioner:</p> <p><b>38TH STREET APARTMENTS</b></p> <p>v.</p> <p>Respondent:</p> <p><b>DENVER COUNTY BOARD OF EQUALIZATION</b></p>	<p><b>Docket No.: 74742</b></p>
<p><b>ORDER ON STIPULATION</b></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.:	02292-04-075-000
Appeal Category:	VALUATION
Current Classification:	COMMERCIAL/RESIDENTIAL

2. Petitioner is protesting the 2018 actual value of the subject property.
3. The parties agreed that the 2018 classification and actual value of the subject property should be as follows:

Classification:	COMMERCIAL/RESIDENTIAL
Actual Value:	\$83,054,300

(Reference the attached Stipulation)

4. The parties agreed that the original schedule number **02292-04-075-000** was split in 2018 to new parcels of the subject property and should be as follows: **02292-04-076-076** and **02292-04-077-077**.

5. The Board concurs with the Stipulation.

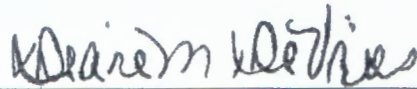
**ORDER:**

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 28<sup>th</sup> day of August, 2019.

**BOARD OF ASSESSMENT APPEALS**

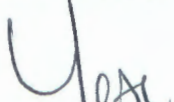


Diane M. DeVries



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 AUG 28 PM 2:06

<b>BOARD OF ASSESSMENT APPEALS</b> <b>STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	
Petitioner:  <b>38TH STREET APARTMENTS</b> v.  Respondent:	Docket Number:  74742
<b>DENVER COUNTY BOARD OF EQUALIZATION</b> 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:  02292-04-075-000
<b>STIPULATION (AS TO TAX YEAR 2018 ACTUAL VALUE)</b>	

Petitioner, 38TH STREET APARTMENTS, 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:  
  
3469 W Clyde Pl  
Denver, Colorado
2. The subject property is classified as residential and commercial real property.

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

02292-04-075-000	
Land	\$ 8,743,700.00
Improvements	\$ <u>77,813,100.00</u>
Total	\$ 86,556,800.00

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

02292-04-075-000	
Land	\$ 8,743,700.00
Improvements	\$ <u>77,813,100.00</u>
Total	\$ 86,556,800.00

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

02292-04-076-076 RESIDENTIAL	
Land	\$ 8,267,200.00
Improvements	\$ <u>66,149,100.00</u>
Total	\$ 74,416,300.00

02292-04-077-077 COMMERCIAL	
Land	\$ 476,500.00
Improvements	\$ <u>8,161,500.00</u>
Total	\$ 8,638,000.00

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

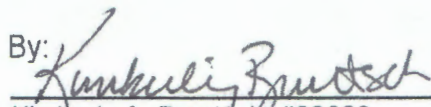
8. Both parties agree to be responsible for their own costs, expert and attorney fees, waiving any claim against each other for such, and agree that any hearing before the Board of Assessment Appeals not be scheduled or be vacated if already scheduled.

August 28,  
DATED \_\_\_\_\_, 2019.

Agent/Attorney/Petitioner

Denver County Board of Equalization

By:



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