

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 75026
Petitioner: TOWN CENTER RENTAL LLC v. Respondent: DENVER COUNTY BOARD OF EQUALIZATION	
ORDER ON STIPULATION	

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.: 01283-05-007-000+1
 Category: Valuation/Protest Appeal Property Type: Mixed Use
2. Petitioner is protesting the 2018 actual value of the subject property.
3. The parties agreed that the 2018 actual value of the subject property should be reduced to:

Total Value: \$30,262,500
 (Reference Attached Stipulation)

4. The Board concurs with the Stipulation.

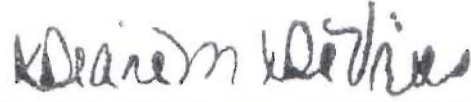
ORDER:

Respondent is ordered to reduce 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 AND MAILED this 17th day of December 2018.

BOARD OF ASSESSMENT APPEALS

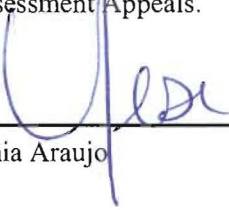


Diane M. DeVries



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



2018 NOV 29 PM 2:59

BOARD OF ASSESSMENT APPEALS STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	
Petitioner: TOWN CENTER RENTAL LLC	
v.	
Respondent: DENVER COUNTY BOARD OF EQUALIZATION Attorney for Denver County Board of Equalization	Docket Number: 75026
City Attorney Noah M. Cecil #48837 Assistant City Attorney 201 West Colfax Avenue, Dept. 1207 Denver, Colorado 80202 Telephone: 720-913-3275 E-mail: noah.cecil@denvergov.org	Schedule Number: 01283-05-007-000+1
STIPULATION (AS TO 2018 ACTUAL VALUE)	

Petitioner, TOWN CENTER RENTAL LLC, and Respondent, DENVER COUNTY BOARD OF EQUALIZATION, hereby enter into this Stipulation regarding the 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:

7300 East 29th Avenue 7301
Denver, CO
2. The subject property is classified as mixed-use property.

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

01283-05-007-000	
Commercial	
Land	\$ 2,193,300.00
Improvements	\$ <u>5,314,600.00</u>
Total	\$ 7,507,900.00
Residential	
Land	\$ 1,654,600.00
Improvements	\$ <u>5,770,400.00</u>
Total	\$ 7,425,000.00
01283-06-007-000	
Commercial	
Land	\$ 1,909,100.00
Improvements	\$ <u>6,985,500.00</u>
Total	\$ 8,894,600.00
Residential	
Land	\$ 1,608,600.00
Improvements	\$ <u>5,816,400.00</u>
Total	\$ 7,425,000.00

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

01283-05-007-000	
Commercial	
Land	\$ 2,193,300.00
Improvements	\$ <u>5,314,600.00</u>
Total	\$ 7,507,900.00
Residential	
Land	\$ 1,654,600.00
Improvements	\$ <u>5,770,400.00</u>
Total	\$ 7,425,000.00

01283-06-007-000			
Commercial			
Land	\$	1,909,100.00	
Improvements	\$	<u>6,985,500.00</u>	
Total	\$	8,894,600.00	
Residential			
Land	\$	1,608,600.00	
Improvements	\$	<u>5,816,400.00</u>	
Total	\$	7,425,000.00	

5. After further review and negotiation, the Petitioner and the Denver County Board of Equalization agree to the following actual value for the subject property for 2018.

01283-05-007-000			
Commercial			
Land	\$	2,193,300.00	
Improvements	\$	<u>5,314,600.00</u>	
Total	\$	7,507,900.00	
Residential			
Land	\$	1,654,600.00	
Improvements	\$	<u>5,275,400.00</u>	
Total	\$	6,930,000.00	

01283-06-007-000			
Commercial			
Land	\$	1,909,100.00	
Improvements	\$	<u>6,985,500.00</u>	
Total	\$	8,894,600.00	
Residential			
Land	\$	1,608,600.00	
Improvements	\$	<u>5,321,400.00</u>	
Total	\$	6,930,000.00	

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

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

A review 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 this 20th day of November, 2018.

Agent/Attorney/Petitioner

Denver County Board of Equalization

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