

<b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	<b>Docket Number: 77323</b>
Petitioner: <b>ONESTEP INVESTMENT LLC</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.: 05173-23-039-000**  
**Category: Valuation/Protest Appeal      Property Type: Commercial**
2. Petitioner is protesting the 2019 actual value of the subject property.
3. The parties agreed that the 2019 actual value of the subject property should be reduced to:

**Total Value: \$875,000**  
(Reference Attached Stipulation)

4. The Board concurs with the Stipulation.

**ORDER:**

Respondent is ordered to reduce the 2019 actual value of the subject property, as set forth above.

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

**DATED** this 27th day of May 2020.

**BOARD OF ASSESSMENT APPEALS**

*Diane M. DeVries*

\_\_\_\_\_  
Diane M. DeVries

I hereby certify that this is a true and correct copy of the decision of the Board of Assessment Appeals.

*Debra A. Baumbach*

\_\_\_\_\_  
Debra A. Baumbach

*Jesenia Araujo* \_\_\_\_\_  
Jesenia Araujo



STATE OF COLORADO  
 BOARD OF ASSESSMENT APPEALS  
 2020 MAY 18 AM 11:15

<p><b>BOARD OF ASSESSMENT APPEALS</b>  <b>STATE OF COLORADO</b>                  1313 Sherman Street, Room 315                  Denver, Colorado 80203</p>	
<p>Petitioner:   <b>ONESTEP INVESTMENT LLC</b>                  v.                   Respondent:</p>	<p>Docket Number:                   77323</p>
<p><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</p>	<p>Schedule Number:                   05173-23-039-000</p>
<p align="center"><b>STIPULATION (AS TO TAX YEAR 2019 ACTUAL VALUE)</b></p>	

Petitioner, ONESTEP INVESTMENT LLC, and Respondent, DENVER COUNTY BOARD OF EQUALIZATION, hereby enter into this Stipulation regarding the tax year 2019 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:

1035 Federal Blvd  
 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 2019

05173-23-039-000		
Land	\$	280,100.00
Improvements	\$	<u>932,800.00</u>
Total	\$	1,212,900.00

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

05173-23-039-000		
Land	\$	280,100.00
Improvements	\$	<u>932,800.00</u>
Total	\$	1,212,900.00

5. After further review and negotiation, the Parties agree to the following actual value for the subject property for tax year 2019.

05173-23-039-000		
Land	\$	280,100.00
Improvements	\$	<u>594,900.00</u>
Total	\$	875,000.00

6. The valuations, as established above, shall be binding only with respect to tax year 2019.

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

A review of the income and expenses and occupancy of the subject property indicated a reduction in the value of the subject property.

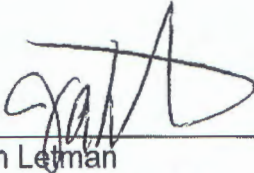
8. Both parties agree to be responsible for their own costs, expert and attorney fees, waiving any claim against each other for such, and agree that any hearing before the Board of Assessment Appeals not be scheduled or be vacated if already scheduled.

DATED this 18th day of May, 2020.

Agent/Attorney/Petitioner

Denver County Board of Equalization

By:



\_\_\_\_\_  
Jason Letman  
Consultus Asset Valuation  
68 Inverness Lane East #105  
Englewood, CO 80112  
Telephone: 303-770-2420  
Email: [jletman@consultus.biz](mailto:jletman@consultus.biz)

By:

/s/ Charles T. Solomon

\_\_\_\_\_  
Charles T. Solomon #26873  
201 West Colfax Avenue, Dept. 1207  
Denver, CO 80202  
Telephone: 720-913-3275  
Docket No: 77323  
Email: [charles.solomon@denvergov.org](mailto:charles.solomon@denvergov.org)