BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 77967
Petitioner: **6620 E HAMPDEN AVE 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.:   07051-02-028-000

   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: $1,312,500

   (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 13th day of July 2020.

BOARD OF ASSESSMENT APPEALS

[signature]

Diane M. DeVries

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

[signature]

Debra A. Baumbach

[signature]

Gordana Katardzic

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

Petitioner:

6620 E HAMPDEN AVE LLC
v.

Respondent:

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

Docket Number:

77967

Schedule Number:

07051-02-028-000

STIPULATION (AS TO TAX YEAR 2019 ACTUAL VALUE)

Petitioner, 6620 E HAMPDEN AVE 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:

6600 E Hampden Ave
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.

                        07051-02-028-000
                        Land $ 400,000.00
                        Improvements $ 1,618,000.00
                        Total $ 2,018,000.00

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

                        07051-02-028-000
                        Land $ 400,000.00
                        Improvements $ 1,485,464.00
                        Total $ 1,885,464.00

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

                        07051-02-028-000
                        Land $ 400,000.00
                        Improvements $ 912,500.00
                        Total $ 1,312,500.00

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:

        The value was adjusted after further review of the market and income approaches to value.

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 ___June 9_____, 2020.

Agent/Attorney/Petitioner

Denver County Board of Equalization

By: _____

Chris Barnes
Licht & Company, Inc.
9101 E Kenyon Avenue, Suite 3900
Denver, CO 80237
Telephone: (303) 575-9306
Email: chris@lichtco.com

By: ___/s/ Charles T. Solomon_____

Charles T. Solomon #26873
201 West Colfax Avenue, Dept. 1207
Denver, CO 80202
Telephone: 720-913-3275
Docket No: 77967
Email: charles.solomon@denvergov.org.