

<p>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203</p>	<p>Docket Number: 45899</p>
<p>Petitioner: COLORADO PROPERTY XI,</p> <p>v.</p> <p>Respondent: DENVER COUNTY BOARD OF EQUALIZATION.</p>	
<p align="center">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 decision.

FINDINGS OF FACT AND CONCLUSIONS:

1. Subject property is described as follows:

County Schedule No.: 04251-00-099-000

Category: Valuation Property Type: Commercial Real
2. Petitioner is protesting the 2005 actual value of the subject property.
3. The parties agreed that the 2005 actual value of the subject property should be reduced to:

Total Value: \$565,000
(Reference Attached Stipulation)
4. The Board concurs with the Stipulation.

ORDER:

Respondent is ordered to reduce the 2005 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 January 2007.

BOARD OF ASSESSMENT APPEALS

This decision was put on record

January 12, 2007

Karen E Hart

Karen E. Hart

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

Penny Lowenthal

Penny Lowenthal



De-04-027

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

Petitioner:

COLORADO PROPERTY XI

v.

Respondent:

DENVER COUNTY BOARD OF EQUALIZATION

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Docket Number:

45899

Schedule Number:

4251-00-099

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STIPULATION (AS TO TAX YEAR 2005 ACTUAL VALUE)

Petitioner, COLORADO PROPERTY XI, and Respondent, DENVER COUNTY BOARD OF EQUALIZATION, hereby enters into this Stipulation regarding the tax year 2005 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:

1985 S. Depew St.
Denver, Colorado
2. The subject property is classified as mixed use (residential/commercial) property.
3. The County Assessor originally assigned the following actual value on the subject property for tax year 2005.

		Residential	Commercial	Total
Land	\$	71,400.00	36,000.00	107,400.00
Improvements	\$	325,600.00	237,100.00	562,700.00
Total	\$	397,000.00	273,100.00	670,100.00

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

		Residential	Commercial	Total
Land	\$	71,400.00	36,000.00	107,400.00
Improvements	\$	325,600.00	237,100.00	562,700.00
Total	\$	397,000.00	273,100.00	670,100.00

5. After further review and negotiation, the Petitioner and Denver County Board of Equalization agree to the following actual value for the subject property for tax year 2005.

		Residential	Commercial	Total
Land	\$	71,400.00	36,000.00	107,400.00
Improvements	\$	308,600.00	149,000.00	457,600.00
Total	\$	380,000.00	185,000.00	565,000.00

6. The valuations, as established above, shall be binding only with respect to tax year 2005.

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

A review of all market and income data in the subject neighborhood indicated that the subject value was overstated.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on January 26, 2007 at 8:30 a.m. be vacated.

DATED this 11 day of January, 2006.

Agent for Petitioner

Denver County Board of Equalization

By: 

By: 

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