

<b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	<b>Docket Number: 46529</b>
Petitioner: <b>SEVENTEENTH STREET PLAZA,</b>  v. Respondent: <b>DENVER COUNTY BOARD OF COMMISSIONERS.</b>	
<b>ORDER ON STIPULATION</b>	

**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.: 02345-21-034-000**

**Category: Abatement      Property Type: Commercial Real**
2. Petitioner is protesting the 03-04 actual value of the subject property.
3. The parties agreed that the 03-04 actual value of the subject property should be reduced to:  

**Total Value:            \$88,500,000**

(Reference Attached Stipulation)
4. The Board concurs with the Stipulation.

**ORDER:**

Respondent is ordered to reduce the 03-04 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 25th day of February 2008.

**BOARD OF ASSESSMENT APPEALS**

This decision was put on record,

February 21, 2008

*Karen E Hart*

Karen E. Hart

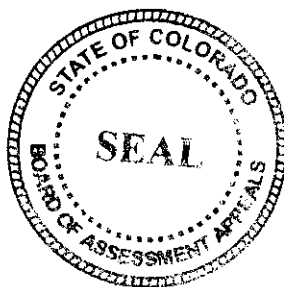
I hereby certify that this is a true and correct copy of the decision of the Board of Assessment Appeals.

*Debra A Baumbach*

Debra A. Baumbach

*Toni Rigirozzi*

Toni Rigirozzi



**BOARD OF ASSESSMENT APPEALS**

**STATE OF COLORADO**

1313 Sherman Street, Room 315

Denver, Colorado 80203

Petitioner:

**SEVENTEENTH STREET PLAZA**

v.

Respondent:

**DENVER COUNTY BOARD OF COMMISSIONERS**

Attorneys for Denver County Board of Commissioners

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Docket Number:

46529

Schedule Number

2345-21-034

2008 FEB 21 PM 1:41

STATE OF COLORADO  
BOARD OF ASSESSMENT APPEALS

**STIPULATION (AS TO TAX YEARS 2003 AND 2004 ACTUAL VALUE)**

Petitioner, SEVENTEENTH STREET PLAZA, and Respondent, DENVER COUNTY BOARD OF COMMISSIONERS, hereby enters into this Stipulation regarding the tax years 2003 and 2004 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:

1225 17<sup>th</sup> Street-17<sup>th</sup> Street Plaza Office Building  
Denver, Colorado 80202

2. The subject property is classified as commercial property.

3. The County Assessor originally assigned the following actual value on the subject property for tax years 2003 and 2004.

Land	\$	10,650,600.00
Improvements	\$	<u>79,444,800.00</u>
Total	\$	90,095,400.00

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

Land	\$ 10,650,600.00
Improvements	\$ <u>79,444,800.00</u>
Total	\$ 90,095,400.00

5. After further review and negotiation, the Petitioner and Denver County Board of Commissioners agree to the following actual value for the subject property for tax years 2003 and 2004.

Land	\$ 10,650,600.00
Improvements	\$ <u>77,849,400.00</u>
Total	\$ 88,500,000.00

6. The valuations, as established above, shall be binding only with respect to tax years 2003 and 2004.

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

When the office building alone was isolated from other uses on the parcel, it was found that it was valued higher than good comparables on a per square foot uniformity basis. Adjustment is made to bring the value into line with that of the most comparable office building.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on February 28, 2008 at 8:30am be vacated.

DATED this 20<sup>th</sup> day of February, 2008.

Agent for Petitioner

By: 

Ronald Loser

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Denver County Board of Commissioners

By: 

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