

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 46668
Petitioner: GATCHIS FAMILY PARTNERSHIP, v. Respondent: DENVER COUNTY BOARD OF EQUALIZATION.	
ORDER ON STIPULATION	

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.: 02346-10-008-000

Category: Valuation Property Type: Commercial Real
2. Petitioner is protesting the 2006 actual value of the subject property.
3. The parties agreed that the 2006 actual value of the subject property should be reduced to:

Total Value: \$2,500,000

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

ORDER:

Respondent is ordered to reduce the 2006 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

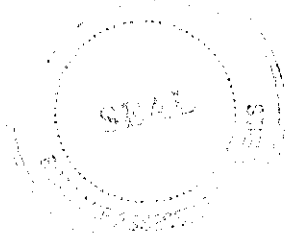
February 21, 2008

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:

GATCHIS FAMILY PARTNERSHIP

v.

Respondent:

DENVER COUNTY BOARD OF EQUALIZATION
Attorneys for Denver County Board of Equalization

City Attorney

Michelle Bush #38443
Assistant City Attorney
201 West Colfax Avenue, Dept. 1207
Denver, Colorado 80202
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Facsimile: 720-913-3180

Docket Number
46668

Schedule Number:
2346-10-008

2009 FEB 21 PM 1:39

STATE OF COLORADO
BOARD OF ASSESSMENT APPEALS

STIPULATION (AS TO TAX YEAR 2006 ACTUAL VALUE)

Petitioner, GATCHIS FAMILY PARTNERSHIP, and Respondent, DENVER COUNTY BOARD OF EQUALIZATION, hereby enters into this Stipulation regarding the tax year 2006 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:
401-409 16th Street
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 year 2006.

Land	\$	1,593,800.00
Improvements	\$	<u>1,255,700.00</u>
Total	\$	2,849,500.00

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

Land	\$	1,593,800.00
Improvements	\$	<u>1,255,700.00</u>
Total	\$	2,849,500.00

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 2006.

Land	\$	1,593,800.00
Improvements	\$	<u>906,200.00</u>
Total	\$	2,500,000.00

6. The valuations, as established above, shall be binding only with respect to tax year 2006.

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

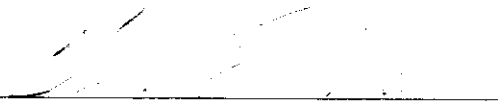
The property was in the midst of a major remodeling and renovation during the base period and on appraisal date. Income and occupancy were not stabilized and additional tenant finish allowance was deemed necessary.

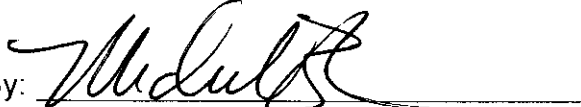
8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on February 27, 2008 at 3:00pm be vacated.

DATED this 20th day of February, 2008.

Agent for Petitioner

Denver County Board of Equalization

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