

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 47253
Petitioner: PR X LLC, 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.: 09101-00-020-000+1

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: \$32,204,000
 (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 2nd day of August 2007.

BOARD OF ASSESSMENT APPEALS

This decision was put on record

August 1, 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

Heather Wilcox

Heather Wilcox



BOARD OF ASSESSMENT APPEALS STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 45962, 47253 Schedule Number: 09101-00-020, 09101-00-021
Petitioner: PR X LLC v. Respondent:	
DENVER COUNTY BOARD OF EQUALIZATION Attorneys for Denver County Board of Equalization City Attorney Mary E. Toornman #15274 Assistant City Attorney 201 West Colfax Avenue, Dept. 1207 Denver, Colorado 80202 Telephone: 720-913-3275 Facsimile: 720-913-3180	
STIPULATION (AS TO TAX YEARS 2005 & 2006 ACTUAL VALUE)	

Petitioner, PR X LLC, and Respondent, DENVER COUNTY BOARD OF EQUALIZATION, hereby enters into this Stipulation regarding the tax years 2005 & 2006 valuation of the subject properties, 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 properties subject to this Stipulation are described as:

Quincy Shores/Southwest Autopark Sub B1, Lot 2, Beg 387.8 ft N of most W SW cor L2 N 541.97 ft ELY 480.52 ft N 5 ft E 553.25 ft SW 178.2 ft CV/L 570.25 ft W 601.55 ft to POB, City&CountyofDenver.Denver,Colorado

Quincy Shores/Southwest Autopark Sub B1, Lot 2, Beg most WSW Corner L2 TH
N387.8 ft E 601.55 ft S CV/L 122.11 ft CV/R 369.12 ft W 289.99 ft N 100 ft W 360 ft
to POB, City&CountyofDenver.Denver,Colorado

2. The subject properties are classified as residential property.

3. The County Assessor originally assigned the following actual values on the subject properties for tax years 2005 & 2006.

Schedule Number 09101-00-020

Land	\$ 2,552,200.00
Improvements	\$ <u>17,418,008.00</u>
Total	\$ 19,970,208.00

Schedule Number 09101-00-021

Land	\$ 1,714,300.00
Improvements	\$ <u>12,488,400.00</u>
Total	\$ 14,202,700.00

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

Schedule Number 09101-00-020

Land	\$ 2,552,200.00
Improvements	\$ <u>17,418,008.00</u>
Total	\$ 19,970,208.00

Schedule Number 09101-00-021

Land	\$ 1,714,300.00
Improvements	\$ <u>12,488,400.00</u>
Total	\$ 14,202,700.00

5. After further review and negotiation, the Petitioner and Denver County Board of Equalization agree to the following actual value for the subject properties for tax years 2005 & 2006.

Schedule Number 09101-00-020

Land	\$ 2,552,200.00
Improvements	\$ <u>16,203,800.00</u>
Total	\$ 18,756,000.00

Schedule Number 09101-00-021

Land	\$	1,714,300.00
Improvements	\$	<u>11,733,700.00</u>
Total	\$	13,448,000.00

6. The valuations, as established above, shall be binding only with respect to tax years 2005 & 2006.

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

Consideration of additional sales appropriate to the subject property indicated a reduction in value was warranted. A rent roll was also provided by petitioner.

8. Both parties agree that the hearings scheduled before the Board of Assessment Appeals on June 27th, 2007 at 8:30am be vacated.

DATED this 17th day of July, 2007.

Agent for Petitioner

Denver County Board of Equalization

By: Spero N. Kopitas
Spero N. Kopitas
Flanagan/Bilton
200 E. Randolph Dr. #6900
Chicago, IL 60601

By: Mary E. Toornman
Mary E. Toornman #15274
201 West Colfax Avenue, Dept. 1207
Denver, CO 80202
Telephone: 720-913-3275
Fax: 720-913-3180
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