

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 47390
Petitioner: 1460 LITTLE RAVEN 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.: 02332-14-034-000

Category: Valuation Property Type: Residential
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: \$31,395,000
 (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 8th day of November 2007.

BOARD OF ASSESSMENT APPEALS

This decision was put on record

November 7, 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.

Heather Heinlein

Heather Heinlein

Debra A Baumbach

Debra A. Baumbach



BOARD OF ASSESSMENT APPEALS STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	
Petitioner: 1460 LITTLE RAVEN LLC v. Respondent: DENVER COUNTY BOARD OF EQUALIZATION	Docket Number: 47390 Schedule Number: 2332-14-034
Attorneys for Denver County Board of Equalization City Attorney Max Taylor #35403 Assistant City Attorney 201 West Colfax Avenue, Dept. 1207 Denver, Colorado 80202 Telephone: 720-913-3275 Facsimile: 720-913-3180	
STIPULATION (AS TO TAX YEAR 2006 ACTUAL VALUE)	

Petitioner, 1460 LITTLE RAVEN LLC, 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:

1450 Little Raven Street
Denver, Colorado 80202
2. The subject property is classified as residential property.
3. The County Assessor originally assigned the following actual value on the subject property for tax year 2006.

Land	\$	8,810,100.00
Improvements	\$	<u>24,840,500.00</u>
Total	\$	33,650,600.00

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

Land	\$	8,810,100.00
Improvements	\$	<u>24,840,500.00</u>
Total	\$	33,650,600.00

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	\$	8,810,100.00
Improvements	\$	<u>22,584,900.00</u>
Total	\$	31,395,000.00

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 value reduction is based on additional information received from the 2005 BAA.

8. Both parties agree that the hearing was never scheduled before the Board of Assessment Appeals.

DATED this 5th day of November, 2007.

Agent for Petitioner

Denver County Board of Equalization

By:  #1635

By: 

Ronald Luser
Robinson, Waters and O'Dorisio
1099 18th Street, Suite 2600
Denver, CO 80202-1926
(303) 297-2600

Max Taylor #35403
201 West Colfax Avenue, Dept. 1207
Denver, CO 80202
Telephone: 720-913-3275
Fax: 720-913-3180
Docket No: 47390