

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 49484
Petitioner: GAINES 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.: 02153-00-073-000+1

Category: Valuation Property Type: Commercial Real
2. Petitioner is protesting the 2007 actual value of the subject property.
3. The parties agreed that the 2007 actual value of the subject property should be reduced to:

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

ORDER:

Respondent is ordered to reduce the 2007 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 30th day of April 2009.

BOARD OF ASSESSMENT APPEALS

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

Marian Brennan

Marian Brennan



BOARD OF ASSESSMENT APPEALS STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	STATE OF COLORADO BOARD OF ASSESSMENT APPEALS 2009 APR 28 PM 12:05 Docket Number: 49484 Schedule Number: 02153-00-073-000
Petitioner: GAINES FAMILY PARTNERSHIP v. Respondent: BOARD OF EQUALIZATION OF THE CITY AND COUNTY OF DENVER	
Attorneys for Board of Equalization of the City and County of Denver City Attorney Michelle Bush #38443 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 2007 ACTUAL VALUE)	

Petitioner, GAINES FAMILY PARTNERSHIP, and Respondent, BOARD OF EQUALIZATION OF THE CITY AND COUNTY OF DENVER, hereby enters into this Stipulation regarding the tax year 2007 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:
 601 West 48th Avenue
 Denver, Colorado 80216
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 2007.

<u>Parcel 02153-00-073-000</u>	
Land	\$ 430,000
Improvements	\$ 801,600
Total	\$1,231,600

<u>Parcel 02153-00-084-000</u>	
Land	\$ 796,100
Improvements	\$1,520,200
Total	\$2,316,300

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

<u>Parcel 02153-00-073-000</u>	
Land	\$ 430,000
Improvements	\$ 801,600
Total	\$1,231,600

<u>Parcel 02153-00-084-000</u>	
Land	\$ 796,100
Improvements	\$1,520,200
Total	\$2,316,300

5. After further review and negotiation, the Petitioner and Board of Equalization of the City and County of Denver agree to the following actual value for the subject property for tax year 2007.

Parcel 02153-00-073-000

Land	\$ 430,000
Improvements	\$ 801,600
Total	\$1,231,600 (no change)

Parcel 02153-00-084-000

Land	\$ 796,100
Improvements	\$1,310,200
Total	\$2,106,300

6. The valuations, as established above, shall be binding only with respect to tax year 2007.

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

Recognition of remediation costs for ground contamination.

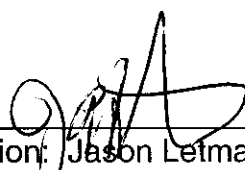
8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on May 6, 2009 at 8:30 AM be vacated.

DATED this 21 day of APRIL, 2009.

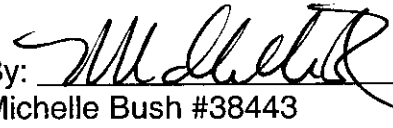
Agent/Attorney/Petitioner

Board of Equalization of the City and
County of Denver

By: _____


Attention: Jason Letman
Consultus Asset Valuation
68 Inverness Lane East #205
Englewood, CO 80112
(303) 770-2420

By: _____


Michelle Bush #38443
201 West Colfax Avenue, Dept. 1207
Denver, CO 80202
Telephone: 720-913-3275
Fax: 720-913-3180
Docket No: 49484