

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 49489
Petitioner: ALLIED TRADES INC., 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.: 02233-09-002-000+4

Category: Valuation Property Type: Industrial

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: \$1,215,400

(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 18th day of June 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

Toni Rigirozzi

Toni Rigirozzi



STATE OF COLORADO
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**BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO**

1313 Sherman Street, Room 315
Denver, Colorado 80203

Petitioner:

ALLIED TRADES, INC.

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

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Denver, Colorado 80202
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Docket Number:

49489

Schedule Number:

- 02233-02-003
- 02233-09-002
- 02233-09-005
- 02233-09-006
- 02233-09-008

STIPULATION (AS TO TAX YEAR 2007 ACTUAL VALUE)

Petitioner, ALLIED TRADES, INC., 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:

3800 – 3940 Wynkoop Street
Denver, Colorado 80216
2. The subject property is classified as vacant land..

3. The County Assessor originally assigned the following actual value on the subject property for tax year 2007 (see attached value breakdown on each parcel):

Land	\$	1,069,600.00
Improvements	\$	<u>184,300.00</u>
Total	\$	1,253,900.00

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:

Land	\$	1,069,600.00
Improvements	\$	<u>184,300.00</u>
Total	\$	1,253,900.00

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 (see attached value breakdown on each parcel):

Land	\$	1,031,100.00
Improvements	\$	<u>184,300.00</u>
Total	\$	1,215,400.00

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

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

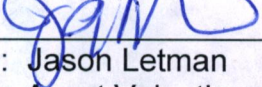
An additional size discount was given to parcel 02233-09-006 to maintain a uniform pricing for all of the above mentioned parcels (see attached value breakdown on each parcel):

Schedule #	Land Area	Base Rate	Disc	Disc Rate	Old Land Value	New Land Value	Net Change	Imp Value	2007 Total Value
00233-02-003	33,755	\$6.00	-20%	\$4.80	\$162,000	\$162,000	\$0	\$ 26,700	\$188,700
02233-09-002	34,225	\$6.00	-20%	\$4.80	\$164,300	\$164,300	\$0	\$ 25,400	\$189,700
02233-09-005	16,340	\$6.00	-20%	\$4.80	\$ 78,400	\$ 78,400	\$0	\$ 12,200	\$ 90,600
02233-09-006	64,067	\$6.00	-20%	\$4.80	\$346,000	\$307,500	\$38,500	\$105,000	\$412,500
02233-09-008	66,440	\$6.00	-20%	\$4.80	\$318,900	\$318,900	\$0	\$ 15,000	\$333,900
					\$1,069,600	\$1,031,100	\$38,500	\$184,300	\$1,215,400

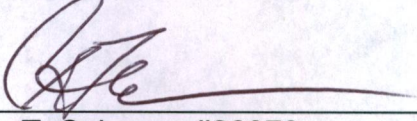
8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on June 29, 2009 at 8:30 AM be vacated.

DATED this 9 day of June, 2009.

Agent/Attorney/Petitioner

By: 
 Attention: Jason Letman
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Board of Equalization of the City and
 County of Denver

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