

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 49501
Petitioner: VIADUCT FARMS 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.: 02277-06-001-000

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: \$1,175,000

(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 29th day of July 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



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STATE OF COLORADO
BD OF ASSESSMENT APPEALS

BOARD OF ASSESSMENT APPEALS STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 49501 Schedule Number: 02277-06-001-000
Petitioner:	
VIADUCT FARMS LLC 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 Charles T. Solomon #26873 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, VIADUCT FARMS LLC, 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:

 2669 Larimer Street
 Denver, Colorado 80205
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.

Land	\$	430,200.00
Improvements	\$	<u>805,300.00</u>
Total	\$	1,235,500.00

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	\$	430,200.00
Improvements	\$	<u>805,300.00</u>
Total	\$	1,235,500.00

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.

Land	\$	430,200.00
Improvements	\$	<u>744,800.00</u>
Total	\$	1,175,000.00

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:

To account for the roof condition.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on July 15, 2009 at 8:30 AM be vacated.

DATED this 22 day of July, 2009.

Agent/Attorney/Petitioner

Board of Equalization of the City and County of Denver

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

By: [Signature]
Charles T. Solomon #26873
201 West Colfax Avenue, Dept. 1207
Denver, CO 80202
Telephone: 720-913-3275
Fax: 720-913-3180
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