

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 49691
Petitioner: PLAZA ON THE GREEN 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.: 09142-01-001-000+4

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: \$14,211,000
 (Reference Attached Stipulation)

4. The Board concurs with the Stipulation.

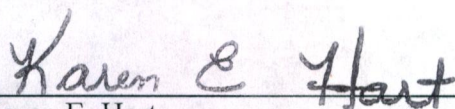
ORDER:

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.

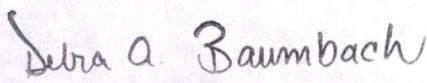
DATED AND MAILED this 30th day of June 2009.

BOARD OF ASSESSMENT APPEALS

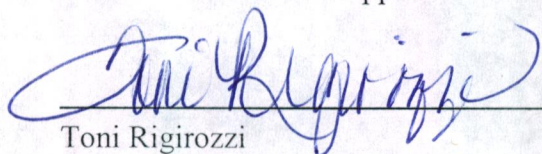


Karen E. Hart

I hereby certify that this is a true and correct copy of the decision of the Board of Assessment Appeals.



Debra A. Baumbach



Toni Rigirozzi



BOARD OF ASSESSMENT APPEALS STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	STATE OF COLORADO BD OF ASSESSMENT APPEALS 2009 JUN 26 PM 1:06 Docket Number: 49691 Schedule Number: 09142-01-001 09142-01-002 09142-01-003 09142-01-004 09142-01-005
Petitioner:	
PLAZA ON THE GREEN v.	
Respondent:	
BOARD OF EQUALIZATION OF THE CITY AND COUNTY OF DENVER	Schedule Number: 09142-01-001 09142-01-002 09142-01-003 09142-01-004 09142-01-005
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, PLAZA ON THE GREEN, 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:
 8100 West Crestline Avenue
 Denver, CO 80123
2. The subject property is classified as retail property.

3. The County Assessor originally assigned the following actual value on the subject property for tax year 2007.

Land	\$ 5,754,100.00
Improvements	\$ <u>10,186,200.00</u>
Total	\$ 15,940,300.00

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	\$ 5,754,100.00
Improvements	\$ <u>10,186,200.00</u>
Total	\$ 15,940,300.00

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	\$ 5,754,100.00
Improvements	\$ <u>8,456,900.00</u>
Total	\$ 14,211,000.00

The value is distributed among the five parcels as follows:

<u>Parcel Number</u>	<u>Land</u>	<u>Improvements</u>	<u>Total</u>
09142-01-001-000	\$ 588,300	\$ 803,100	\$1,391,400
09142-01-002-000	\$2,577,100	\$3,816,600	\$6,393,700
09142-01-003-000	\$ 260,400	\$ 473,800	\$ 734,200
09142-01-004-000	\$ 983,400	\$1,216,200	\$2,199,600
09142-01-005-000	\$1,344,900	\$2,147,200	\$3,492,100

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:

The leases were provided for the former Cub Foods store on parcel 09142-01-002-000 and the rentals were less than appeared in the assessor's income approach.

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

DATED this 25th day of June, 2009.

Agent/Attorney/Petitioner

Board of Equalization of the City and
County of Denver

By:  #1685

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