

| | |
|---|-----------------------------|
| BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203 | Docket Number: 49704 |
| Petitioner: AIRPORT GATEWAY CENTER, 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.: 01243-00-015-000+2

Category: Valuation Property Type: Vacant Land
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: \$2,980,500
 (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 26th 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 Rigiroszi

Toni Rigiroszi



| | |
|--|---|
| BOARD OF ASSESSMENT APPEALS STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203 | |
| Petitioner: AIRPORT GATEWAY CENTER DENVER v. Respondent: BOARD OF EQUALIZATION OF THE CITY AND COUNTY OF DENVER | Docket Number: 49704 Schedule Number: |
| Attorneys for Board of Equalization of the City and County of Denver City Attorney David V. Cooke #34623 Assistant City Attorney 201 West Colfax Avenue, Dept. 1207 Denver, Colorado 80202 Telephone: 720-913-3275 Facsimile: 720-913-3180 | 01243-00-015-000 01246-00-036-000 01246-00-037-000 2009 JUN 25 AM 11:23 STATE OF COLORADO BD OF ASSESSMENT APPEALS |
| STIPULATION (AS TO TAX YEAR 2007 ACTUAL VALUE) | |

Petitioner, AIRPORT GATEWAY CENTER DENVER, 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:

4400 Peoria Street
 13200 East 43rd Avenue Approx.
 13200 East 43rd Avenue Approx.
 All in Denver, Colorado

2. The subject property is classified as commercial vacant land.

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

| <u>Schedule Number</u> | <u>Land Value</u> | <u>Improvement Value</u> | <u>Total Value</u> |
|------------------------|-------------------|--------------------------|--------------------|
| 01243-00-015-000 | \$ 867,400 | \$0 | \$ 867,400 |
| 01246-00-036-000 | \$ 766,600 | \$0 | \$ 766,600 |
| 01246-00-037-000 | \$1,576,100 | \$0 | \$1,576,100 |

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>Schedule Number</u> | <u>Land Value</u> | <u>Improvement Value</u> | <u>Total Value</u> |
|------------------------|-------------------|--------------------------|--------------------|
| 01243-00-015-000 | \$ 867,400 | \$0 | \$ 867,400 |
| 01246-00-036-000 | \$ 766,600 | \$0 | \$ 766,600 |
| 01246-00-037-000 | \$1,576,100 | \$0 | \$1,576,100 |

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.

| <u>Schedule Number</u> | <u>Land Value</u> | <u>Improvement Value</u> | <u>Total Value</u> |
|------------------------|-------------------|--------------------------|--------------------|
| 01243-00-015-000 | \$ 637,800 | \$0 | \$ 637,800 |
| 01246-00-036-000 | \$ 766,600 | \$0 | \$ 766,600 |
| 01246-00-037-000 | \$1,576,100 | \$0 | \$1,576,100 |

6. No value change is stipulated for parcels 01246-00-036-000 or 01246-00-037-000.

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

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

A further review of appropriate market information resulted in a reduced value estimate for parcel 01243-00-015-000.

9. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on July 9, 2009 at 8:30 AM will be vacated.

DATED this 24th day of June, 2009.

Agent/Attorney/Petitioner

Board of Equalization of the City and
County of Denver

By:  #1685

Ronald Loser, Esq.
Robinson, Waters and O'Dorisio
1099 18th Street, Suite 2600
Denver, CO 80202-1926
Telephone: (303) 297-2600

By: 

David V. Cooke #34623
201 West Colfax Avenue, Dept. 1207
Denver, CO 80202
Telephone: 720-913-3275
Fax: 720-913-3180
Docket No: 49704