

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

1313 Sherman Street, Room 315
Denver, Colorado 80203

Docket Number: 49771

Petitioner:

1290 BROADWAY 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.: 05033-10-040-000+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: \$30,846,000

(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 18th day of August 2009.

BOARD OF ASSESSMENT APPEALS

Karen E Hart

Karen E. Hart

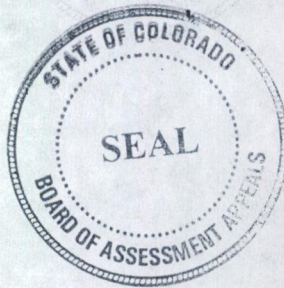
I hereby certify that this is a true and correct copy of the decision of the Board of Assessment Appeals.

Debra A Baumbach

Debra A. Baumbach

Toni Rigirozzi

Toni Rigirozzi



BOARD OF ASSESSMENT APPEALS STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 49771 Schedule Number: 05033-10-040 05033-10-041 2009 AUG 10 AM 10:08 STATE OF COLORADO BD OF ASSESSMENT APPEALS
Petitioner: 1290 BROADWAY LAND 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 Max Taylor #35403 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, 1290 BROADWAY LAND 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:

 1236-1290 Broadway
 Denver, Colorado 80204

2. The subject property is classified as office property.

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

Land	\$ 4,370,600.00
Improvements	\$ <u>27,376,500.00</u>
Total	\$ 31,747,100.00

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	\$ 4,370,600.00
Improvements	\$ <u>27,376,500.00</u>
Total	\$ 31,747,100.00

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	\$ 4,370,600.00
Improvements	\$ <u>26,475,400.00</u>
Total	\$ 30,846,000.00

	<u>Parcel-040</u>	<u>Parcel-041</u>
Land	\$ 1,976,600	\$ 2,394,000
Improvements	\$ 1,000	\$26,474,400
Total	\$ 1,977,600	\$28,868,400

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 office building was accorded a further allowance for the large amount of vacancy existing on the appraisal date.

8. A hearing date has not yet been set for this docket number.

DATED this 14th day of August, 2009.

Agent/Attorney/Petitioner

Board of Equalization of the City and
County of Denver

By:  #1685

Ronald Loser, Esq.

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