

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

1313 Sherman Street, Room 315  
Denver, Colorado 80203

Docket Number: 49986

Petitioner:

**SOME PLACE ON WAZEE LLC,**

v.

Respondent:

**DENVER COUNTY BOARD OF EQUALIZATION**

**AMENDMENT TO ORDER (On Stipulation)**

**THE BOARD OF ASSESSMENT APPEALS** hereby amends its September 14, 2009 Order in the above-captioned appeal to reflect that the correct stipulated amount should be \$4,161,300.00

In all other respects, the September 14, 2009 Order shall remain in full force and effect.

**DATED/MAILED** this 16th day of September, 2009.

**BOARD OF ASSESSMENT APPEALS**

Karen E Hart  
Karen E. Hart

Debra A. Baumbach  
Debra A. Baumbach

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

Toni Rigirozzi  
Toni Rigirozzi



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

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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.: 02331-12-027-000+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:            \$1,610,000**

(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 14th day of September 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



<b>BOARD OF ASSESSMENT APPEALS</b> <b>STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	
Petitioner:  <b>SOME PLACE ON WAZEE LLC</b>  v.  Respondent:  <b>BOARD OF EQUALIZATION OF THE CITY AND COUNTY OF DENVER</b>	Docket Number:  49986  Schedule Number:
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	02331-12-027-000 02331-12-028-000  2009 SEP 11 AM 11:45 STATE OF COLORADO BD OF ASSESSMENT APPEALS
<b>STIPULATION (AS TO TAX YEAR 2007 ACTUAL VALUE)</b>	

Petitioner, SOME PLACE ON WAZEE 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:  
  
 1625-31 Wazee Street  
 Denver, Colorado 80202
  
2. The subject property is classified as commercial real property.

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

**Schedule Number: 02331-12-027-000:**

Land	\$ 338,000.00
Improvements	\$ <u>1,636,500.00</u>
Total	1,974,500.00

**Schedule Number: 02331-12-028-000:**

Land	\$ 751,200.00
Improvements	\$ <u>1,814,500.00</u>
Total	\$ 2,565,700.00

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:

**Schedule Number: 02331-12-027-000:**

Land	\$ 338,000.00
Improvements	\$ <u>1,636,500.00</u>
Total	1,974,500.00

**Schedule Number: 02331-12-028-000:**

Land	\$ 751,200.00
Improvements	\$ <u>1,814,500.00</u>
Total	\$ 2,565,700.00

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.

**Schedule Number: 02331-12-027-000:**

Land	\$	338,000.00
Improvements	\$	<u>1,272,000.00</u>
Total		1,610,000.00

**Schedule Number: 02331-12-028-000:**

Land	\$	751,200.00
Improvements	\$	<u>1,800,100.00</u>
Total	\$	2,551,300.00

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:

Further analysis of the make-up of the subject's revenue and the other approaches to value.

8. Both parties agree to be responsible for their own costs, expert and attorney fees, waiving any claim against each other for such, and agree that any hearing before the Board of Assessment Appeals not be scheduled or be vacated if already scheduled.

DATED this 0<sup>th</sup> day of September, 2009.

Agent/Attorney/Petitioner

Board of Equalization of the City and  
County of Denver

By: 

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