

<b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	<b>Docket Number: 50135</b>
Petitioner: <b>2755 S LOCUST STREET LLC,</b>  v.  Respondent: <b>DENVER COUNTY BOARD OF EQUALIZATION.</b>	
<b>ORDER ON STIPULATION</b>	

**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.: 06322-02-099-000**

**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:            \$1,900,000**

(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 May 2009.

**BOARD OF ASSESSMENT APPEALS**

*Karen E Hart*

Karen E. Hart

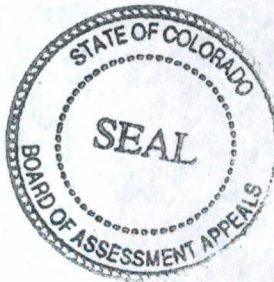
I hereby certify that this is a true and correct copy of the decision of the Board of Assessment Appeals.

*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>2755 SOUTH LOCUST LLC</b>  v.  Respondent:  <b>BOARD OF EQUALIZATION OF THE CITY AND COUNTY OF DENVER</b>	Docket Number:  50135  Schedule Number:  06322-02-099-000
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	2009 MAY 13 PM 3:10 STATE OF COLORADO BD OF ASSESSMENT APPEALS
<b>STIPULATION (AS TO TAX YEAR 2007 ACTUAL VALUE)</b>	

Petitioner, 2755 SOUTH LOCUST 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:  
  
 2755 South Locust Street  
 Denver, Colorado 80222
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	\$	592,300.00
Improvements	\$	<u>2,429,600.00</u>
Total	\$	3,021,900.00

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	\$	592,300.00
Improvements	\$	<u>2,429,600.00</u>
Total	\$	3,021,900.00

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	\$	592,300.00
Improvements	\$	<u>1,307,700.00</u>
Total	\$	1,900,000.00

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:

The recognition of the subject property's rental rates, expenses and vacancy resulted in an adjustment to the assigned value.


8. Both parties agree that the hearing not yet scheduled before the Board of Assessment Appeals be vacated.

DATED this 7 day of May, 2009.

Agent/Attorney/Petitioner

By:   
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Board of Equalization of the City and  
County of Denver

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