

<b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	<b>Docket Number: 50357</b>
Petitioner: <b>URBAN VENTURES PROPERTIES INC.,</b>  v.  Respondent: <b>DENVER COUNTY BOARD OF COMMISSIONERS.</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.: 02283-17-113-000**

**Category: Abatement      Property Type: Commercial Real**

2. Petitioner is protesting the 05-06 actual value of the subject property.
3. The parties agreed that the 05-06 actual value of the subject property should be reduced to:

**Total Value:            \$832,500**  
(Reference Attached Stipulation)

4. The Board concurs with the Stipulation.

**ORDER:**

Respondent is ordered to reduce the 05-06 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 8th day of June 2010.

**BOARD OF ASSESSMENT APPEALS**

*Karen E Hart*

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Karen E. Hart

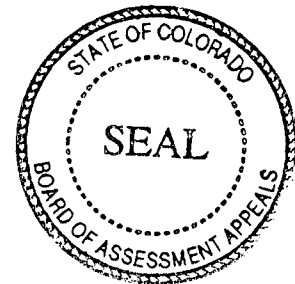
I hereby certify that this is a true and correct copy of the decision of the Board of Assessment Appeals.

*Cara McKeller*

\_\_\_\_\_  
Cara McKeller

*Debra A. Baumbach*

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Debra A. Baumbach



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<b>BOARD OF ASSESSMENT APPEALS</b> <b>STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	
Petitioner:  <b>URBAN VENTURES PROPERTIES INC</b>  v.  Respondent:  <b>DENVER COUNTY BOARD OF COMMISSIONERS</b> Attorneys for Denver County Board of Commissioners  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	Docket Number:  50357  Schedule Number:  02283-17-113-000
<b>STIPULATION (AS TO TAX YEAR 2005 &amp; 2006 ACTUAL VALUE)</b>	

Petitioner, URBAN VENTURES PROPERTIES INC, and Respondent, DENVER COUNTY BOARD OF COMMISSIONERS, hereby enters into this Stipulation regarding the tax year 0506 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:  
  
2500 Misc. 16<sup>th</sup> Street  
Denver, Colorado 80211
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 2005-2006.

Land	\$	999,000.00
Improvements	\$	<u>0.00</u>
Total	\$	999,000.00

4. After appeal to the Denver County Board of Commissioners, the Denver County Board of Commissioners valued the subject property as follows:

Land	\$	999,000.00
Improvements	\$	<u>0.00</u>
Total	\$	999,000.00

5. After further review and negotiation, the Petitioner and Denver County Board of Commissioners agree to the following actual value for the subject property for tax year 2005-2006.

Land	\$	832,500.00
Improvements	\$	<u>0.00</u>
Total	\$	832,500.00

6. The valuations, as established above, shall be binding only with respect to tax year 0506.

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

Subject parcel contains 27750 square feet of vacant land. Petitioner agreed to set-aside 2009 appeal under docket #54239 and the issue of market absorption present worth discounting applied to parcels 02283-17-045-000, -065-000, -113-000 & -114-000 for value application @\$30/square foot.

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 13<sup>th</sup> day of May, 2010.

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Agent/Attorney/Petitioner

Denver County Board of Commissioners

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