

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 50557
Petitioner: 450 17TH, LLC AND 450 COMPANY, 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.: 02349-19-038-038

Category: Valuation Property Type: Commercial Real
2. Petitioner is protesting the 2008 actual value of the subject property.
3. The parties agreed that the 2008 actual value of the subject property should be reduced to:

Total Value: \$1,336,700
 (Reference Attached Stipulation)
4. The Board concurs with the Stipulation.

ORDER:

Respondent is ordered to reduce the 2008 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 6th day of January 2009.

BOARD OF ASSESSMENT APPEALS

This decision was put on record

January 5, 2009

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 Rigozzi

Toni Rigozzi



BOARD OF ASSESSMENT APPEALS STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	<div style="text-align: right; font-size: small;"> 2008 JUN 18 11:03:21 Docket Number: 50557 Schedule Number: 02349-19-038 - 038 </div>
Petitioner: 450 SEVENTEENTH, LLC AND 450 COMPANY, LLC v. Respondent: DENVER COUNTY BOARD OF EQUALIZATION	
Attorneys for Denver County Board of Equalization 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 2008 ACTUAL VALUE)	

Petitioner, 450 SEVENTEENTH, LLC AND 450 COMPANY, LLC, and Respondent, DENVER COUNTY BOARD OF EQUALIZATION, hereby enters into this Stipulation regarding the tax year 2008 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:

450 East. 17th Avenue #RU (Retail Unit)
Denver, Colorado 80203
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 2008.

Land	\$	166,800.00
Improvements	\$	<u>1,930,600.00</u>
Total	\$	2,097,400.00

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

Land	\$	166,800.00
Improvements	\$	<u>1,930,600.00</u>
Total	\$	2,097,400.00

5. After further review and negotiation, the Petitioner and Denver County Board of Equalization agree to the following actual value for the subject property for tax year 2008.

Land	\$	166,800.00
Improvements	\$	<u>1,169,900.00</u>
Total	\$	1,336,700.00

6. The valuations, as established above, shall be binding only with respect to tax year 2008.

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

Valuation uniformity with similar and competing properties.

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

DATED this 29 day of December, 2008.

Agent/Attorney/Petitioner

Denver County Board of Equalization

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By: Max Taylor

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