

<b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	<b>Docket Number: 50631</b>
Petitioner: <b>CBW INVESTMENTS 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.: 05272-07-033-000+2**

**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:            \$650,000**

(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 3rd day of March 2009.

**BOARD OF ASSESSMENT APPEALS**

This decision was put on record

March 2, 2009

*Karen E Hart*

Karen E. Hart

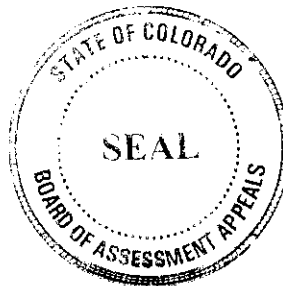
I hereby certify that this is a true and correct copy of the decision of the Board of Assessment Appeals.

*Debra A. Baumbach*

Debra A. Baumbach

*Toni Rigirozzi*

Toni Rigirozzi



<b>BOARD OF ASSESSMENT APPEALS</b> <b>STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number:  50631  Schedule Number:  05272-07-033-000 05272-07-008-000 05272-07-009-000
Petitioner:  <b>CBW INVESTMENTS LLC</b>  v.  Respondent:	
<b>DENVER COUNTY BOARD OF EQUALIZATION</b> Attorneys for Denver County Board of Equalization  City Attorney  David V. Cooke #34623 Assistant City Attorney 201 West Colfax Avenue, Dept. 1207 Denver, Colorado 80202 Telephone: 720-913-3275 Facsimile: 720-913-3180	
<b>STIPULATION (AS TO TAX YEAR 2008 ACTUAL VALUE)</b>	

Petitioner, CBW INVESTMENTS 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:
  - 2062-2064 South Bannock Street
  - 2068 South Bannock Street and
  - 2072 South Bannock Street
  - Denver, Colorado 80223
2. The subject property is classified as commercial property.

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3. The County Assessor originally assigned the following actual value on the subject property for tax year 2008.

<u>Parcel 05272-07-008-000:</u>	
Land	\$ 78,100
Improvements	\$211,000
Total	\$289,100

<u>Parcel 05272-07-009-000:</u>	
Land	\$ 29,300
Improvements	\$113,300
Total	\$142,600

<u>Parcel 05272-07-033-000:</u>	
Land	\$ 78,100
Improvements	\$221,800
Total	\$299,900

**(Total value = \$731,600)**

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

<u>Parcel 05272-07-008-000:</u>	
Land	\$ 78,100
Improvements	\$211,000
Total	\$289,100

<u>Parcel 05272-07-009-000:</u>	
Land	\$ 29,300
Improvements	\$113,300
Total	\$142,600

<u>Parcel 05272-07-033-000:</u>	
Land	\$ 78,100
Improvements	\$221,800
Total	\$299,900

**(Total value = \$731,600)**

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.

Parcel 05272-07-008-000:

Land	\$ 78,100
Improvements	\$178,800
Total	\$256,900

Parcel 05272-07-009-000:

Land	\$ 29,300
Improvements	\$ 97,400
Total	\$126,700

Parcel 05272-07-033-000:

Land	\$ 78,100
Improvements	\$188,300
Total	\$266,400

**(Total value = \$650,000)**

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:

Recognition of market sales comparables.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on March 10, 2009 at 3 PM be vacated.

DATED this 16 day of FEBRUARY, 2009.

Agent/Attorney/Petitioner

By: [Signature]  
Jason Letman/Steve Letman  
Consultus Asset Valuation  
68 Inverness Lane East #205  
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Denver County Board of Equalization

By: [Signature]  
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