

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 50893
Petitioner: LINENS DENVER (8-8) 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.: 01282-02-003-000

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: \$4,172,000

(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 16th day of April 2010.



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.

Melissa Nord

Melissa Nord

Debra A. Baumbach

Debra A. Baumbach

BOARD OF ASSESSMENT APPEALS

STATE OF COLORADO

1313 Sherman Street, Room 315

Denver, Colorado 80203

Petitioner:

LINENS DENVER (8-8) LLC

v.

Respondent:

**BOARD OF EQUALIZATION OF THE CITY AND
COUNTY OF DENVER**

Attorneys for Board of Equalization of the City and County
of Denver

City Attorney

Max Taylor #35403

Assistant City Attorney

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Denver, Colorado 80202

Telephone: 720-913-3275

Facsimile: 720-913-3180

Docket Number:

50893

Schedule Number:

01282-02-003-000

STIPULATION (AS TO TAX YEAR 2008 ACTUAL VALUE)

Petitioner, LINENS DENVER (8-8) LLC, and Respondent, BOARD OF EQUALIZATION OF THE CITY AND COUNTY OF DENVER, 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:

7797 East 36th Avenue
Denver, Colorado 80220
2. The subject property is classified as commercial real property.

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

Land	\$	2,054,600.00
Improvements	\$	<u>2,470,900.00</u>
Total	\$	4,525,500.00

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	\$	2,054,600.00
Improvements	\$	<u>2,470,900.00</u>
Total	\$	4,525,500.00

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 2008.

Land	\$	2,054,600.00
Improvements	\$	<u>2,117,400.00</u>
Total	\$	4,172,000.00

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:

The recognition of the subject's income and additional vacancy in the subject's market area.

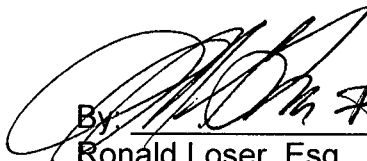
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8. Both parties agree to be responsible for their own costs, expert and attorney fees, waiving any claim against each other for such, and agree that any hearing before the Board of Assessment Appeals not be scheduled or be vacated if already scheduled.

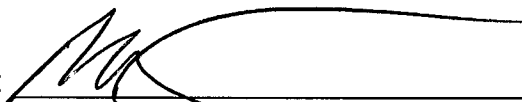
DATED this 8th day of April, 2010.

Agent/Attorney/Petitioner

Board of Equalization of the City and
County of Denver

By:  #1C85

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