

<b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	<b>Docket Number: 51197</b>
Petitioner: <b>6116 CORP,</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.: 06292-05-001-000+3**  
  
**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:            \$4,246,500**  
 (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 30th day of April 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

Marian Brennan  
Marian Brennan



STATE OF COLORADO  
BOARD OF ASSESSMENT APPEALS  
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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>6116 CORP</b>  v.  Respondent:  <b>BOARD OF EQUALIZATION OF THE CITY AND COUNTY OF DENVER</b>	Docket Number:  51197  Schedule Number:
Attorneys for Board of Equalization of the City and County of Denver  City Attorney  Eugene J. Kottenstette #6391 Assistant City Attorney 201 West Colfax Avenue, Dept. 1207 Denver, Colorado 80202 Telephone: 720-913-3275 Facsimile: 720-913-3180	06292-05-001-000 06292-05-005-000 06292-05-008-000 06292-14-005-000
<b>STIPULATION (AS TO TAX YEAR 2008 ACTUAL VALUE)</b>	

Petitioner, 6116 CORP, 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:  
  
2200 South Jasmine Street  
6180 East Warren Avenue  
6116 East Warren Avenue  
2180 South Leyden 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 2008.

Parcel 06292-05-001-000

Land	\$154,100
Improvements	\$522,000
Total	\$676,100

Parcel 06292-05-005-000

Land	\$142,300
Improvements	\$658,000
Total	\$800,300

Parcel 06292-05-008-000

Land	\$ 284,600
Improvements	\$2,124,500
Total	\$2,409,100

Parcel 06292-14-005-000

Land	\$ 334,700
Improvements	\$ 812,300
Total	\$1,147,000

**TOTAL FOR 4 PARCELS = \$5,032,500**

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:

Parcel 06292-05-001-000

Land	\$154,100
Improvements	\$373,600
Total	\$527,700

Parcel 06292-05-005-000

Land	\$142,300
Improvements	\$658,000
Total	\$800,300

<u>Parcel 06292-05-008-000</u>	
Land	\$ 284,600
Improvements	\$1,809,200
Total	\$2,093,800

<u>Parcel 06292-14-005-000</u>	
Land	\$ 334,700
Improvements	\$ 812,300
Total	\$1,147,000

**TOTAL FOR 4 PARCELS = \$4,568,800**

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.

<u>Parcel 06292-05-001-000</u>	
Land	\$ 154,100
Improvements	\$ 373,600
Total	\$ 527,700

<u>Parcel 06292-05-005-000</u>	
Land	\$ 142,300
Improvements	\$ 582,700
Total	\$ 725,000

<u>Parcel 06292-05-008-000</u>	
Land	\$ 284,600
Improvements	\$1,809,200
Total	\$2,093,800

<u>Parcel 06292-14-005-000</u>	
Land	\$ 334,700
Improvements	\$ 565,300
Total	\$ 900,000

**TOTAL FOR 4 PARCELS = \$4,246,500**

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 actual income and vacancy issues during the base period.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on April 6, 2009 at 3:00 PM be vacated.

DATED this 18<sup>th</sup> day of April, 2009.

Agent/Attorney/Petitioner

Board of Equalization of the City and  
County of Denver

By: 

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By: 

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