

<b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	<b>Docket Number: 54856</b>
Petitioner: <b>ANTELOPE REAL ESTATE,</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.: 02346-02-002-000+4**

**Category: Valuation      Property Type: Commercial Real**
2. Petitioner is protesting the 2009 actual value of the subject property.
3. The parties agreed that the 2009 actual value of the subject property should be reduced to:  

**Total Value:            \$3,039,500**

(Reference Attached Stipulation)
4. The Board concurs with the Stipulation.

**ORDER:**

Respondent is ordered to reduce the 2009 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 14th day of October 2010.

**BOARD OF ASSESSMENT APPEALS**

*Karen E Hart*

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Karen E. Hart

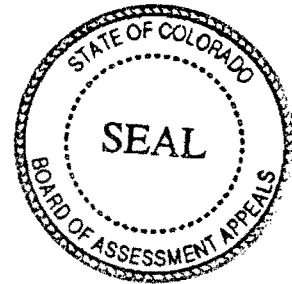
I hereby certify that this is a true and correct copy of the decision of the Board of Assessment Appeals.

*Debra A. Baumbach*

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Debra A. Baumbach

*CM*

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Cara McKeller



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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>ANTELOPE REAL ESTATE</b>	
v.	
Respondent:  <b>BOARD OF EQUALIZATION OF THE CITY AND COUNTY OF DENVER</b>	Docket Number:  54856
Attorneys for Board of Equalization of the City and County of Denver  City Attorney  Charles T. Solomon #26873 Assistant City Attorney 201 West Colfax Avenue, Dept. 1207 Denver, Colorado 80202 Telephone: 720-913-3275 Facsimile: 720-913-3180	Schedule Number:  02346-02-002-000+4
<b>STIPULATION (AS TO TAX YEAR 2009 ACTUAL VALUE)</b>	

Petitioner, ANTELOPE REAL ESTATE, and Respondent, BOARD OF EQUALIZATION OF THE CITY AND COUNTY OF DENVER, hereby enter into this Stipulation regarding the tax year 2009 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:  
  
519 18<sup>th</sup> Street et al.  
Denver, Colorado 80202
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 2009.

Land	\$	3,227,900.00
Improvements	\$	<u>65,400.00</u>
Total	\$	3,293,300.00

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	\$	3,227,900.00
Improvements	\$	<u>65,400.00</u>
Total	\$	3,293,300.00

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 2009.

Land	\$	3,038,500.00
Improvements	\$	<u>1,000.00</u>
Total	\$	3,039,500.00

6. The valuations, as established above, shall be binding only with respect to tax year 2009.

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


After further negotiations, all land components of the 5 Parcel Identification Numbers (PINs) will be valued at \$100 per square foot (30385 square feet) and a minimal value attached to Shelby's Bar & Grill (\$1000). Value allocation as follows:

<u>PIN</u>	<u>LAND</u>	<u>IMPS</u>	<u>TOTAL</u>
02346-02-002-000	\$203,700	\$1,000	\$204,700
02346-02-005-000	\$626,400	\$0	\$626,400
02346-02-006-000	\$606,300	\$0	\$606,300
02346-02-007-000	\$553,100	\$0	\$553,100
02346-02-010-000	\$1,049,000	\$0	\$1,049,000
<b>AGGREGATE TOTAL:</b>	<b>\$3,038,500</b>	<b>\$1,000</b>	<b>\$3,039,500</b>

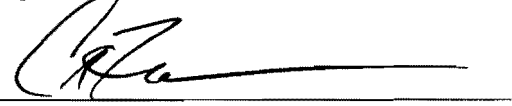
8. Both parties agree to be responsible for their own costs, expert and attorney fees, waiving any claim against each other for such, and agree that any hearing before the Board of Assessment Appeals not be scheduled or be vacated if already scheduled.

DATED this 20<sup>th</sup> day of September, 2010.

Agent/Attorney/Petitioner

By:  #1655  
 Ronald Loser, Esq.  
 Robinson, Waters and O'Dorisio  
 1099 18th Street, Suite 2600  
 Denver, CO 80202-1926  
 Telephone: (303) 297-2600

Board of Equalization of the City and  
 County of Denver

By:   
 Charles T. Solomon #26873  
 201 West Colfax Avenue, Dept. 1207  
 Denver, CO 80202  
 Telephone: 720-913-3275  
 Fax: 720-913-3180  
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