

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 56188
Petitioner: RICKENBAUGH CADILLAC COMPANY, 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.: 05091-07-021-000+3

Category: Valuation Property Type: Commercial Real
2. Petitioner is protesting the 2010 actual value of the subject property.
3. The parties agreed that the 2010 actual value of the subject property should be reduced to:

Total Value: \$4,166,600

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

ORDER:

Respondent is ordered to reduce the 2010 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 September 2011.

BOARD OF ASSESSMENT APPEALS

Diane M DeVries

Diane M. DeVries

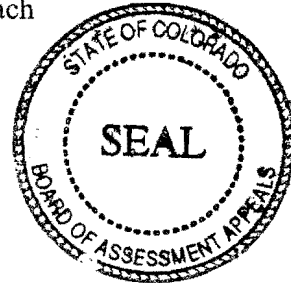
I hereby certify that this is a true and correct copy of the decision of the Board of Assessment Appeals.

Debra A Baumbach

Debra A. Baumbach

CM

Cara McKeller



2010-07-021-000+3

BOARD OF ASSESSMENT APPEALS STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 56188 Schedule Number: 05091-07-021-000+3
Petitioner: RICKENBAUGH CADILLAC COMPANY 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 Michelle Bush #38443 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 2010 ACTUAL VALUE)	

Petitioner, RICKENBAUGH CADILLAC COMPANY, and Respondent, BOARD OF EQUALIZATION OF THE CITY AND COUNTY OF DENVER, hereby enter into this Stipulation regarding the tax year 2010 valuations of the subject properties, 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 properties subject to this Stipulation are described as:

401 – 421 Santa Fe Dr., 425 Santa Fe Dr, and 465 Santa Fe Dr.
and 418 – 464 Kalamath St.
Denver, Colorado 80204

2. The subject properties are classified as commercial real property.

3. The County Assessor originally assigned the following actual values on the subject property for tax year 2010.

05091-07-021-000

Land	\$	401,600.00
Improvements	\$	<u>1,041,100.00</u>
Total	\$	1,442,700.00

05091-07-022-000

Land	\$	133,900.00
Improvements	\$	<u>664,300.00</u>
Total	\$	798,200.00

05091-07-034-000

Land	\$	535,500.00
Improvements	\$	<u>59,800.00</u>
Total	\$	595,300.00

05091-07-035-000

Land	\$	608,500.00
Improvements	\$	<u>1,199,500.00</u>
Total	\$	1,808,000.00

TOTAL FOR THE FOUR PARCELS

Land	\$	1,679,500.00
Improvements	\$	<u>2,964,700.00</u>
Total	\$	4,644,200.00

4. After appeals to the Board of Equalization of the City and County of Denver, the Board Equalization of the City and County of Denver valued the subject properties as follows:

05091-07-021-000

Land	\$	401,600.00
Improvements	\$	<u>1,041,100.00</u>
Total	\$	1,442,700.00

05091-07-022-000

Land	\$	133,900.00
Improvements	\$	<u>664,300.00</u>
Total	\$	798,200.00

05091-07-034-000

Land	\$	535,500.00
Improvements	\$	<u>59,800.00</u>
Total	\$	595,300.00

05091-07-035-000

Land	\$	608,500.00
Improvements	\$	<u>1,141,300.00</u>
Total	\$	1,749,800.00

TOTAL FOR THE FOUR PARCELS

Land	\$	1,679,500.00
Improvements	\$	<u>2,906,500.00</u>
Total	\$	4,586,000.00

5. After further review and negotiation, the Petitioner and Board of Equalization of the City and County of Denver agree to the following actual values for the subject properties for tax year 2010.

05091-07-021-000

Land	\$	401,600.00
Improvements	\$	<u>771,500.00</u>
Total	\$	1,173,100.00

05091-07-022-000

Land	\$	133,900.00
Improvements	\$	<u>664,300.00</u>
Total	\$	798,200.00

05091-07-034-000

Land	\$	535,500.00
Improvements	\$	<u>59,800.00</u>
Total	\$	595,300.00

05091-07-035-000

Land	\$	608,500.00
Improvements	\$	<u>991,500.00</u>
Total	\$	1,600,000.00

TOTAL FOR THE FOUR PARCELS

Land	\$	1,679,500.00
Improvements	\$	<u>2,487,100.00</u>
Total	\$	4,166,600.00

6. The valuations, as established above, shall be binding only with respect to tax year 2010.

7. Brief narrative as to why the reductions were made: More consideration was made to the actual rental income rates, which were provided by the petitioner.

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 21st day of SEPTEMBER, 2011.

Agent/Attorney/Petitioner

Board of Equalization of the City and
County of Denver

By: 

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