

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 56198
Petitioner: KLR CO ET AL, 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.: 0537-13-004-000+9
 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: \$12,979,600
 (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 22nd day of September 2011.

BOARD OF ASSESSMENT APPEALS

Diane M. DeVries

Diane M. DeVries

Debra A. Baumbach

Debra A. Baumbach

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

CM

Cara McKeller



BOARD OF ASSESSMENT APPEALS STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 56198 Schedule Number: 05037-13-004-000 + 9
Petitioner: KLR COMPANY ET AL 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 Charles T. Solomon #26873 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, KLR COMPANY ET AL, and Respondent, BOARD OF EQUALIZATION OF THE CITY AND COUNTY OF DENVER, hereby enter into this Stipulation regarding the tax year 2010 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 properties subject to this Stipulation is described as:

See the attached spreadsheet.
2. The subject properties are classified as commercial real properties.

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

See the attached spreadsheet.

4. After appeal 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 property as follows:

See the attached spreadsheet.

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.

See the attached spreadsheet.

6. The valuations, as established on the attached spreadsheet, shall be binding only with respect to tax year 2010.

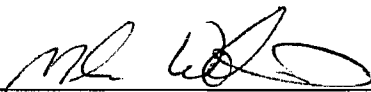
7. Brief narrative as to why the reductions were made: More consideration was made for the age and condition of the buildings. Also, land sales in the immediate area were reviewed, and adjustments were made accordingly.

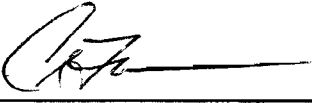
8. Both parties agree to be responsible for their own costs, expert and attorney fees, waiving any claim against each other for such, and agree that any hearing before the Board of Assessment Appeals not be scheduled or be vacated if already scheduled.

DATED this 12th day of September, 2011.

Agent/Attorney/Petitioner

Board of Equalization of the City and County of Denver

By: 

By: 

Mike Walter
1st Net Real Estate Services, Inc.
3333 S. Wadsworth Blvd Unit #200
Lakewood, CO 80227
Telephone: 720-962-5750

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

Docket No: 56198

**KLR COMPANY ET AL
ORIGINAL ASSIGNED VALUES FOR 2010**

#3

		land Value	Imp Value	Total Value
05037-13-004-000	770 N. Speer Blvd	\$ 2,148,700	\$ 165,900	\$ 2,314,600
05037-14-018-000	2 W. 8th Ave	\$ 480,000	\$ 340,800	\$ 820,800
05037-14-019-000	781 Broadway St.	\$ 480,000	\$ 196,600	\$ 676,600
05037-14-020-000	767-777 Broadway St.	\$ 768,000	\$ 265,600	\$ 1,033,600
05037-14-021-000	755 - 761 Broadway St.	\$ 960,000	\$ 113,600	\$ 1,073,600
05037-14-022-000	741 - 745 Broadway St.	\$ 480,000	\$ 119,600	\$ 599,600
05037-14-023-000	729 - 735 Broadway St.	\$ 676,800	\$ 292,800	\$ 969,600
05037-14-024-000	701 - 711 Broadway St.	\$ 783,000	\$ 24,800	\$ 807,800
05037-14-026-000	730 - 780 Broadway St	\$ 4,734,500	\$ -	\$ 4,734,500
05037-14-027-000	700 Acoma St.	\$ -	\$ 1,019,900	\$ 1,019,900
TOTALS	10	\$ 11,511,000	\$ 2,539,600	\$ 14,050,600

#4

**VALUES AFTER THE APPEALS TO THE
BOARD OF EQUALIZATION**

		land Value	Imp Value	Total Value
05037-13-004-000	770 N. Speer Blvd	\$ 2,148,700	\$ 165,900	\$ 2,314,600
05037-14-018-000	2 W. 8th Ave	\$ 480,000	\$ 340,800	\$ 820,800
05037-14-019-000	781 Broadway St.	\$ 480,000	\$ 196,600	\$ 676,600
05037-14-020-000	767-777 Broadway St.	\$ 768,000	\$ 265,600	\$ 1,033,600
05037-14-021-000	755 - 761 Broadway St.	\$ 960,000	\$ 113,600	\$ 1,073,600
05037-14-022-000	741 - 745 Broadway St.	\$ 480,000	\$ 119,600	\$ 599,600
05037-14-023-000	729 - 735 Broadway St.	\$ 676,800	\$ 292,800	\$ 969,600
05037-14-024-000	701 - 711 Broadway St.	\$ 783,000	\$ 24,800	\$ 807,800
05037-14-026-000	730 - 780 Broadway St	\$ 4,734,500	\$ -	\$ 4,734,500
05037-14-027-000	700 Acoma St.	\$ -	\$ 1,019,900	\$ 1,019,900
TOTALS	10	\$ 11,511,000	\$ 2,539,600	\$ 14,050,600

#5

**STIPULATED VALUES
AFTER FURTHER REVIEW FOR 2010**

		land Value	Imp Value	Total Value
05037-13-004-000	770 N. Speer Blvd	\$ 1,995,200	\$ 165,900	\$ 2,161,100
05037-14-018-000	2 W. 8th Ave	\$ 480,000	\$ 315,100	\$ 795,100
05037-14-019-000	781 Broadway St.	\$ 480,000	\$ 196,600	\$ 676,600
05037-14-020-000	767-777 Broadway St.	\$ 768,000	\$ 265,600	\$ 1,033,600
05037-14-021-000	755 - 761 Broadway St.	\$ 960,000	\$ 113,600	\$ 1,073,600
05037-14-022-000	741 - 745 Broadway St.	\$ 480,000	\$ 55,400	\$ 535,400
05037-14-023-000	729 - 735 Broadway St.	\$ 676,800	\$ 224,600	\$ 901,400
05037-14-024-000	701 - 711 Broadway St.	\$ 783,000	\$ 24,800	\$ 807,800
05037-14-026-000	730 - 780 Broadway St	\$ 4,058,100	\$ -	\$ 4,058,100
05037-14-027-000	700 Acoma St.	\$ -	\$ 936,900	\$ 936,900
TOTALS		\$ 10,681,100	\$ 2,298,500	\$ 12,979,600

ML