

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 56275
Petitioner: 777 INV. CORP., v. Respondent: DENVER COUNTY BOARD OF COMMISSIONERS.	
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.: 05037-13-004-000+6

Category: Abatement 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: \$7,176,800

(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 22nd day of September 2011.

BOARD OF ASSESSMENT APPEALS

Diane M. DeVries

Diane M. DeVries

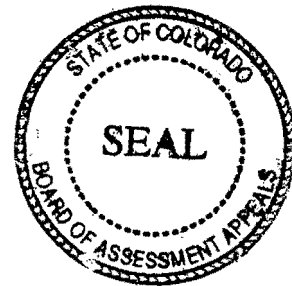
Debra A. Baumbach

Debra A. Baumbach

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

Cara McKeller

Cara McKeller



2011 SEP 14 PM 1:15

BOARD OF ASSESSMENT APPEALS STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	<p>Docket Number: 56275</p> <p>Schedule Number: 005037-13-004-000 + 6</p>
Petitioner: 777 INVESTMENT CORPORATION	
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 2009 ACTUAL VALUE)	

Petitioner, 777INVESTMENT CORPORATION, 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 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 2009.

See the attached spreadsheet.

4. After appeal to the County Board of Commissioners of the City and County of Denver, the County Board of Commissioners 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 County Commissioners of the City and County of Denver agree to the following actual values for the subject properties for tax year 2009.

See the attached spreadsheet.

6. The valuations, as established on the attached spreadsheet, shall be binding only with respect to tax year 2009.

7. Brief narrative as to why the reduction was 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.

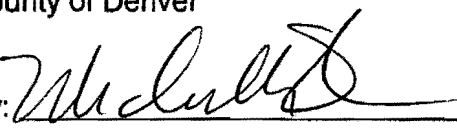
DATED this 12TH day of SEPTEMBER, 2011.

Agent/Attorney/Petitioner

Board of Equalization of the City and
County of Denver

By: 

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

By: 

Michelle Bush #38443
201 West Colfax Avenue, Dept. 1207
Denver, CO 80202
Telephone: 720-913-3275
Fax: 720-913-3180

Docket No: 56275

BAA# (2009) 562/5
 777 INVESTMENT CORPORATION
 ORIGINAL ASSIGNED VALUES FOR 2009

#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
TOTALS	7	\$ 5,993,500	\$ 1,494,900	\$ 7,488,400

VALUES AFTER THE APPEALS TO THE
 COUNTY BOARD OF COMMISSIONERS

#4

		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
TOTALS	7	\$ 5,993,500	\$ 1,494,900	\$ 7,488,400

STIPULATED VALUES
 AFTER FURTHER REVIEW FOR 2009

#5

		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
TOTALS		\$ 5,840,000	\$ 1,336,800	\$ 7,176,800

MW