

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 56729
Petitioner: DENVER POLICE FEDERAL, 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.: 02223-30-022-000+1

Category: Abatement Property Type: Commercial Real
2. Petitioner is protesting the 07-08 actual value of the subject property.
3. The parties agreed that the 07-08 actual value of the subject property should be reduced to:

Total Value: \$2,250,000
(Reference Attached Stipulation)
4. The Board concurs with the Stipulation.

ORDER:

Respondent is ordered to reduce the 07-08 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 27th day of April 2012.

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



BOARD OF ASSESSMENT APPEALS STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	
Petitioner: DENVER POLICE FEDERAL CREDIT UNION v. Respondent: BOARD OF EQUALIZATION OF THE CITY AND COUNTY OF DENVER	Docket Number: 56729 Schedule Number: 02223-30-022-000+1
Attorneys for Board of County Commissioners 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 2007/2008 ACTUAL VALUE)	

Petitioner, DENVER POLICE FEDERAL CREDIT UNION, and Respondent, BOARD OF COUNTY COMMISSIONERS OF THE CITY AND COUNTY OF DENVER, hereby enter into this Stipulation regarding the tax year 2007/2008 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:

700 W. 39TH Avenue
Denver, Colorado 80216

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 2007/2008.

Land	\$	395,900.00
Improvements	\$	<u>1,923,000.00</u>
Total	\$	2,318,900.00

4. After appeal to the Board of County Commissioners of the City and County of Denver, the Board of County Commissioners of the City and County of Denver valued the subject property as follows:

Land	\$	395,900.00
Improvements	\$	<u>1,923,000.00</u>
Total	\$	2,318,900.00

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 value for the subject property for tax year 2007/2008.

Land	\$	395,900.00
Improvements	\$	<u>1,854,100.00</u>
Total	\$	2,250,000.00

******* SEE ATTACHMENT FOR VALUE ALLOCATION**

6. The valuations, as established above, shall be binding only with respect to tax year 2007/2008.

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

The value was adjusted after review of actual income and expense levels.

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 14 day of April, 2011.

Agent/Attorney/Petitioner

By: 

Todd J. Stevens
Stevens & Associates, Inc.
9800 Mt. Pyramid Court, Suite 200
Englewood, Colorado 80110
Telephone: (303) 347-1878

Board of County Commissioners of the
City and County of Denver

By: 

Michelle Bush #38443
201 West Colfax Avenue, Dept. 1207
Denver, CO 80202
Telephone: 720-913-3275
Fax: 720-913-3180
Docket No: 56729

ATTACHMENT

The stipulated value is distributed among the two parcels as follows:

02223-30-022-000	\$137,100	\$1,853,100	\$1,990,200
02223-30-025-000	\$258,800	\$ 1,000	\$ 259,800