

**BOARD OF ASSESSMENT APPEALS,
STATE OF COLORADO**

1313 Sherman Street, Room 315
Denver, Colorado 80203

Docket Number: **57100**

Petitioner:

476 SOUTH BROADWAY LLC,

v.

Respondent:

DENVER COUNTY BOARD OF EQUALIZATION

AMENDMENT TO ORDER (On Stipulation)

THE BOARD OF ASSESSMENT APPEALS hereby amends its December 14, 2011 Order in the above-captioned appeal to reflect that the correct stipulated amount should be \$3,175,000.00.

In all other respects, the December 14, 2011 Order shall remain in full force and effect.

DATED/MAILED this 10th day of January, 2012.

BOARD OF ASSESSMENT APPEALS

Diane DeVries

Diane 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: 57100
Petitioner: 476 SOUTH BROADWAY LLC, 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.: 05151-09-012-000

Category: Abatement Property Type: Commercial Real
2. Petitioner is protesting the 08-09 actual value of the subject property.
3. The parties agreed that the 08-09 actual value of the subject property should be reduced to:

Total Value: \$2,905,000

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

ORDER:

Respondent is ordered to reduce the 08-09 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 December 2011.

BOARD OF ASSESSMENT APPEALS

Diane M. DeVries

Diane M. DeVries

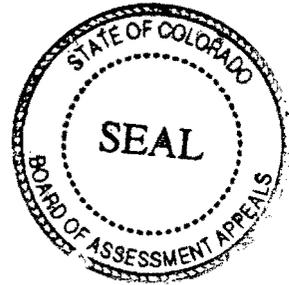
I hereby certify that this is a true and correct copy of the decision of the Board of Assessment Appeals.

Melissa Nord

Melissa Nord

Debra A. Baumbach

Debra A. Baumbach



2011 DEC 12 AM 8:05

BOARD OF ASSESSMENT APPEALS STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	
Petitioner: 476 SOUTH BROADWAY LLC v. Respondent: BOARD OF COMMISSIONERS OF THE CITY AND COUNTY OF DENVER	Docket Number: 57100 Schedule Number: 05151-09-012-000
Attorneys for Board of 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 YEARS 2008 & 2009 ACTUAL VALUE)	

Petitioner, 476 SOUTH BROADWAY LLC, and Respondent, BOARD OF COMMISSIONERS OF THE CITY AND COUNTY OF DENVER, hereby enter into this Stipulation regarding the tax years 2008 & 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:

475 S. Broadway Street
Denver, Colorado 80209

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's 2008 & 2009.

2008	
Land	\$ 179,000.00
Improvements	\$ <u>1,553,800.00</u>
Total	\$ 1,732,800.00

2009	
Land	\$ 179,000.00
Improvements	\$ <u>2,133,200.00</u>
Total	\$ 2,312,200.00

4. After appeal to the Board of Commissioners of the City and County of Denver, the Board of Commissioners of the City and County of Denver valued the subject property for tax year's 2008 & 2009 as follows:

2008	
Land	\$ 179,000.00
Improvements	\$ <u>1,553,800.00</u>
Total	\$ 1,732,800.00

2009	
Land	\$ 179,000.00
Improvements	\$ <u>2,133,200.00</u>
Total	\$ 2,312,200.00

5. After further review and negotiation, the Petitioner and Board of Commissioners of the City and County of Denver agree to the following actual value for the subject property for tax year's 2008 & 2009.

2008	
Land	\$ 179,000.00
Improvements	\$ <u>1,296,000.00</u>
Total	\$ 1,475,000.00

2009		
Land	\$	179,000.00
Improvements	\$	<u>1,521,000.00</u>
Total	\$	1,700,000.00

6. The valuations, as established above, shall be binding only with respect to tax year's 2008 & 2009.

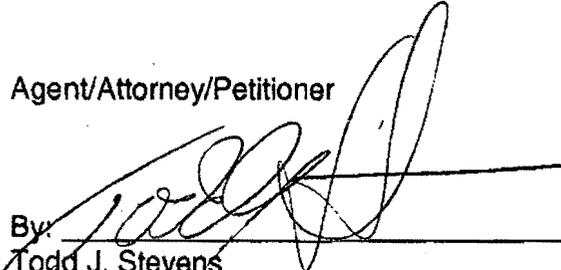
7. Brief narrative as to why the reduction was made:

The recognition of the subject's overall condition resulted in a reduction.

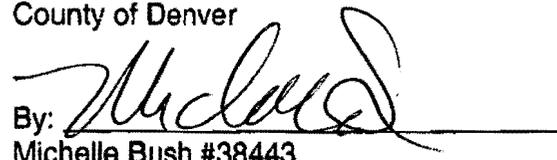
8. Both parties agree to be responsible for their own costs, expert and attorney fees, waiving any claim against each other for such, and agree that any hearing before the Board of Assessment Appeals not be scheduled or be vacated if already scheduled.

DATED this 9th day of December, 2011.

Agent/Attorney/Petitioner

By: 
 Todd J. Stevens
 Stevens & Associates Inc.
 9800 Mt. Pyramid Court, Suite 220
 Englewood, CO 80110
 Telephone: (303) 347-1878

Board of 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
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