

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 59488
Petitioner: FC NORTHFIELD @ STAPLETON, LLC, 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.: 01215-01-006-000+15

Category: Valuation Property Type: Vacant Land
2. Petitioner is protesting the 2011 actual value of the subject property.
3. The parties agreed that the 2011 actual value of the subject property should be reduced to:

Total Value: \$6,847,500

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

ORDER:

Respondent is ordered to reduce the 2011 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 20th day of September 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

Cara McKeller

Cara McKeller



2012 SEP 19 PM 12:46

BOARD OF ASSESSMENT APPEALS STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	
Petitioner: FC NORTHFIELD @ STAPLETON LLC	Docket Number: 59488
v.	Schedule Number: 01215-01-006-000+15
Respondent: DENVER COUNTY BOARD OF EQUALIZATION Attorney for Denver County Board of Equalization of the City and County of Denver City Attorney Mitch Behr #38452 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 2011 ACTUAL VALUE)	

Petitioner, FC NORTHFIELD @ STAPLETON LLC, and Respondent, DENVER COUNTY BOARD OF EQUALIZATION OF THE CITY AND COUNTY OF DENVER, hereby enters into this Stipulation regarding the tax year 2011 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:

4600 Wabash St
Denver, Colorado 80238

2012 SEP 19 PM 12:46

2. The subject property is classified as Vacant Land.
3. The County Assessor originally assigned the following actual value on the subject property for tax year 2011.

Land	\$	7,447,200.00
Improvements	\$	0.00
Total	\$	<u>7,447,200.00</u>

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

Land	\$	7,447,200.00
Improvements	\$	<u>0.00</u>
Total	\$	7,447,200.00

5. After further review and negotiation, the Petitioner and Board of Equalization of the City and County of Denver agree to the following actual value for the subject property for tax year 2011

Land	\$	6,847,500.00
Improvements	\$.00
Total	\$	<u>6,847,500.00</u>

6. The valuations, as established above, shall be binding only with respect to tax year 2011.

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

Further analysis of comparable land sales appropriate for the subject property and review led to a reduction.

2012 SEP 19 PM 12:46

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 10TH day of SEPTEMBER, 2012.

Agent/Attorney/Petitioner

Denver County Board of Equalization of
the City and County of Denver

By: Thomas E. Downey Jr.
Thomas E. Downey, Jr.
Downey & Associates, P.C.
383 Inverness Parkway Suite 300
Englewood, CO. 80112
Telephone: 303-813-1111

By: [Signature]
Mitch Behr
201 West Colfax Avenue, Dept. 1207
Denver, CO 80202
Telephone: 720-913-3275
Fax: 720-913-3180
Docket No: 59488

Docket # 59488

<u>Schedule #</u>	<u>Old Land Value</u>	<u>Old Imp Value</u>	<u>Total Value</u>	<u>New Land Value</u>	<u>New Imp Value</u>	<u>Total Value</u>	<u>Total Adjustment</u>
01215-01-006-000	\$553,400	\$0	\$553,400	\$508,000	\$0	\$508,000	\$45,400
01215-01-005-000	\$404,800	\$0	\$404,800	\$371,600	\$0	\$371,600	\$33,200
01215-01-007-000	\$381,900	\$0	\$381,900	\$350,600	\$0	\$350,600	\$31,300
01215-01-008-000	\$412,600	\$0	\$412,600	\$378,700	\$0	\$378,700	\$33,900
01215-01-016-000	\$478,400	\$0	\$478,400	\$439,100	\$0	\$439,100	\$39,300
01215-01-017-000	\$768,100	\$0	\$768,100	\$705,100	\$0	\$705,100	\$63,000
01215-01-018-000	\$852,200	\$0	\$852,200	\$782,300	\$0	\$782,300	\$69,900
01215-01-019-000	\$368,000	\$0	\$368,000	\$337,800	\$0	\$337,800	\$30,200
01215-01-020-000	\$401,300	\$0	\$401,300	\$368,400	\$0	\$368,400	\$32,900
01215-01-021-000	\$364,000	\$0	\$364,000	\$334,100	\$0	\$334,100	\$29,900
01215-01-023-000	\$405,300	\$0	\$405,300	\$372,100	\$0	\$372,100	\$33,200
01215-01-024-000	\$457,600	\$0	\$457,600	\$420,000	\$0	\$420,000	\$37,600
01215-01-025-000	\$435,100	\$0	\$435,100	\$399,400	\$0	\$399,400	\$35,700
01215-01-027-000	\$527,900	\$0	\$527,900	\$484,600	\$0	\$484,600	\$43,300
01215-01-028-000	\$498,700	\$0	\$498,700	\$457,800	\$0	\$457,800	\$40,900
01215-01-049-000	\$137,900	\$0	\$137,900	\$137,900	\$0	\$137,900	\$0
	\$7,447,200	\$0	\$7,447,200	\$6,847,500	\$0	\$6,847,500	\$599,700