

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 59489
Petitioner: FC 29TH AVENUE TOWN CENTER 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.: 01283-07-003-000+2

Category: Valuation Property Type: Mixed Use
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: \$30,134,500

(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 11th day of September 2012.

BOARD OF ASSESSMENT APPEALS

Diane M. DeVries

Diane M. DeVries

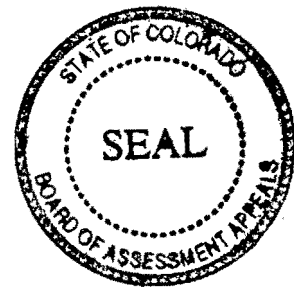
I hereby certify that this is a true and correct copy of the decision of the Board of Assessment Appeals.

Debra A. Baumbach

Debra A. Baumbach

Cara McKeller

Cara McKeller



2012 SEP -6 AM 11: 53

BOARD OF ASSESSMENT APPEALS STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	
Petitioner: FC 29TH AVENUE TOWN CENTER LLC v. Respondent: BOARD OF EQUALIZATION OF THE CITY AND COUNTY OF DENVER	Docket Number: 59489 Schedule Number: 01283-07-003-000 + 2
Attorneys for Board of Equalization of the City and County of Denver City Attorney Mitch T 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 29TH AVENUE TOWN CENTER LLC, and Respondent, 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:

7500 E. 29th Avenue / 7301 E. 29th Ave / 7300 E. 29th Ave
Denver, Colorado
2. The subject property is classified as residential real property.

3. The County Assessor originally assigned the following actual value on the subject property for tax year 2011.

-07-003	
Land	\$ 1,400,700.00
Improvements	\$ <u>7,938,800.00</u>
Total	\$ 9,339,500.00

-05-007	
Land	\$ 1,539,100.00
Improvements	\$ <u>8,919,100.00</u>
Total	\$ 10,458,200.00

-06-006	
Land	\$ 1,505,100.00
Improvements	\$ <u>10,613,600.00</u>
Total	\$ 12,118,700.00

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:

-07-003	
Land	\$ 1,400,700.00
Improvements	\$ <u>7,938,800.00</u>
Total	\$ 9,339,500.00

-05-007	
Land	\$ 1,539,100.00
Improvements	\$ <u>8,919,100.00</u>
Total	\$ 10,458,200.00

-06-006	
Land	\$ 1,505,100.00
Improvements	\$ <u>10,613,600.00</u>
Total	\$ 12,118,700.00

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.

-07-003		
Land	\$	1,400,700.00
Improvements	\$	<u>7,023,300.00</u>
Total	\$	8,424,000.00

-05-007		
***Land	\$	1,539,100.00
Improvements	\$	<u>8,592,100.00</u>
Total	\$	10,131,200.00

-06-006		
***Land	\$	1,505,100.00
Improvements	\$	<u>10,074,200.00</u>
Total	\$	11,579,300.00

- **See Below for Breakdown Comm / Resid.

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:

Based on further review of market data, an adjustment is warranted.

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 27th day of August, 2012.

Agent/Attorney/Petitioner

Board of Equalization of the City and County of Denver

By: Thomas E. Downey, Jr.
 Thomas E. Downey, Jr. 9686
 383 Inverness Parkway, Suite 300
 Englewood, CO 80111
 Telephone: 303-813-1111
 E-mail: tom@downeylawpc.com

By: Mitch T Behr
 Mitch T Behr #38462
 201 West Colfax Avenue, Dept. 1207
 Denver, CO 80202
 Telephone: 720-913-3275
 Fax: 720-913-3180
 Docket No: 59489

-05-007		Comm	Resid.
Land	\$	877,300	661,800
Improvements	\$	<u>5,953,900</u>	<u>2,638,200</u>
Total	\$	6,831,200	3,300,000

-06-006		Comm	Resid.
Land	\$	827,800	667,300
Improvements	\$	<u>7,451,500</u>	<u>2,632,700</u>
Total	\$	8,279,300	3,300,000