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| <b>BOARD OF ASSESSMENT APPEALS,<br/>STATE OF COLORADO</b><br>1313 Sherman Street, Room 315<br>Denver, Colorado 80203      | <b>Docket Number: 59661</b> |
| Petitioner:<br><b>LOWRY COMMUNITY LAND TRUST,</b><br><br>v.<br>Respondent:<br><b>DENVER COUNTY BOARD OF EQUALIZATION.</b> |                             |
| <b>ORDER ON STIPULATION</b>   |                             |

**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.: 06081-29-003-000+99**  
     **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:            \$1,684,200**  
     (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 19th 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



|   |   |
|---|---|
| <b>BOARD OF ASSESSMENT APPEALS</b><br><b>STATE OF COLORADO</b><br>1313 Sherman Street, Room 315<br>Denver, Colorado 80203   |   |
| Petitioner:<br><br><b>LOWRY COMMUNITY LAND TRUST</b><br><br>v.<br><br>Respondent:<br><br><b>DENVER COUNTY BOARD OF EQUALIZATION</b>   | Docket Number:<br><br>59661<br><br>Schedule Numbers:<br><br>06081-29-003-000+99 |
| Attorney for Denver County Board of Equalization of the<br>City and County of Denver<br><br>City Attorney<br><br><br><br><br><br><br><br><br>Michelle Bush<br>Assistant City Attorney<br>201 West Colfax Avenue, Dept. 1207<br>Denver, Colorado 80202<br>Telephone: 720-913-3275<br>Facsimile: 720-913-3180 |   |
| <b>STIPULATION (AS TO TAX YEAR 2011 ACTUAL VALUE)</b>   |   |

Petitioner, **LOWRY COMMUNITY LAND TRUST**, 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:

Various addresses owned by the petitioner  
Denver, Colorado 80230

2. The subject property is classified as residential land.

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

|              |    |              |
|--------------|----|--------------|
| Land         | \$ | Multiple     |
| Improvements | \$ | parcels see  |
| Total        | \$ | Assessor log |

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         | \$ | Multiple            |
| Improvements | \$ | parcels see         |
| Total        | \$ | <u>Assessor log</u> |

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         | \$ | 1,684,200.00 |
| Improvements | \$ | <u>0</u>     |
| Total        | \$ | 1,684,200.00 |

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:


Apply \$13.50 per square foot of land area, however values are not to exceed \$25,000.


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 2nd day of April, 2012.

Agent/Attorney/Petitioner

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

By:   
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Docket No: 59661

| PARCEL NUMBER    | PARCEL ADDRESS  | LAND AREA | @ \$13.50     |
|------------------|-----------------|-----------|---------------|
| 06081-29-003-000 | 6950 E. 1st Pl. | 955       | \$ 12,900.00  |
| 06081-29-005-000 | 6952 E. 1st Pl. | 944       | \$ 12,700.00  |
| 06081-29-007-000 | 6954 E. 1st Pl. | 910       | \$ 12,300.00  |
| 06081-29-009-000 | 6956 E. 1st Pl. | 929       | \$ 12,500.00  |
| 06081-29-011-000 | 6958 E. 1st Pl. | 930       | \$ 12,600.00  |
| 06081-29-013-000 | 6960 E. 1st Pl. | 917       | \$ 12,400.00  |
| 06081-29-015-000 | 6962 E. 1st Pl. | 942       | \$ 12,700.00  |
| 06081-29-017-000 | 6964 E. 1st Pl. | 949       | \$ 12,800.00  |
| 06081-29-019-000 | 7000 E. 1st Pl. | 988       | \$ 13,300.00  |
| 06081-29-021-000 | 7002 E. 1st Pl. | 926       | \$ 12,500.00  |
| 06081-29-023-000 | 7004 E. 1st Pl. | 927       | \$ 12,500.00  |
| 06081-29-025-000 | 7006 E. 1st Pl. | 928       | \$ 12,500.00  |
| 06081-29-027-000 | 7008 E. 1st Pl. | 916       | \$ 12,400.00  |
| 06081-29-029-000 | 7010 E. 1st Pl. | 916       | \$ 12,400.00  |
| 06081-29-031-000 | 7012 E. 1st Pl. | 938       | \$ 12,700.00  |
| 06081-29-033-000 | 7014 E. 1st Pl. | 959       | \$ 12,900.00  |
| 06081-29-035-000 | 7016 E. 1st Pl. | 957       | \$ 12,900.00  |
| 06081-29-037-000 | 7018 E. 1st Pl. | 944       | \$ 12,700.00  |
| 06081-29-039-000 | 7020 E. 1st Pl. | 920       | \$ 12,400.00  |
| 06081-29-041-000 | 7022 E. 1st Pl. | 926       | \$ 12,500.00  |
| 06081-29-043-000 | 7024 E. 1st Pl. | 927       | \$ 12,500.00  |
| 06081-29-045-000 | 7026 E. 1st Pl. | 929       | \$ 12,500.00  |
| 06081-29-047-000 | 7028 E. 1st Pl. | 948       | \$ 12,800.00  |
| 06081-29-049-000 | 7030 E. 1st Pl. | 950       | \$ 12,800.00  |
| 06081-29-051-000 | 7152 E. 1st Pl. | 960       | \$ 13,000.00  |
| 06081-29-053-000 | 7154 E. 1st Pl. | 946       | \$ 12,800.00  |
| 06081-29-055-000 | 7156 E. 1st Pl. | 908       | \$ 12,300.00  |
| 06081-29-057-000 | 7158 E. 1st Pl. | 926       | \$ 12,500.00  |
| 06081-29-059-000 | 7160 E. 1st Pl. | 928       | \$ 12,500.00  |
| 06081-29-061-000 | 7162 E. 1st Pl. | 915       | \$ 12,400.00  |
| 06081-29-063-000 | 7164 E. 1st Pl. | 933       | \$ 12,600.00  |
| 06081-29-065-000 | 7166 E. 1st Pl. | 959       | \$ 12,900.00  |
|                  | Total           | 29,950    | \$ 404,200.00 |
|                  | Average         | 936       | \$ 12,631.25  |

| PARCEL NUMBER    | PARCEL ADDRESS     | LAND AREA | @ \$13.50    |
|------------------|--------------------|-----------|--------------|
| 06093-33-004-000 | 105 S. Syracuse St | 2105      | \$ 25,000.00 |
| 06093-33-006-000 | 107 S. Syracuse St | 1294      | \$ 17,500.00 |
| 06093-33-008-000 | 117 S. Syracuse St | 1294      | \$ 17,500.00 |
| 06093-33-010-000 | 127 S. Syracuse St | 1294      | \$ 17,500.00 |
| 06093-33-012-000 | 137 S. Syracuse St | 1294      | \$ 17,500.00 |
| 06093-33-014-000 | 145 S. Syracuse St | 2105      | \$ 25,000.00 |
| 06093-38-003-000 | 153 S. Syracuse St | 2105      | \$ 25,000.00 |
| 06093-38-005-000 | 155 S. Syracuse St | 1294      | \$ 17,500.00 |
| 06093-38-007-000 | 157 S. Syracuse St | 1294      | \$ 17,500.00 |
| 06093-38-009-000 | 163 S. Syracuse St | 1294      | \$ 17,500.00 |
| 06093-38-011-000 | 165 S. Syracuse St | 1294      | \$ 17,500.00 |
| 06093-38-013-000 | 167 S. Syracuse St | 1411      | \$ 19,000.00 |
| 06093-38-015-000 | 173 S. Syracuse St | 1411      | \$ 19,000.00 |
| 06093-38-017-000 | 175 S. Syracuse St | 1294      | \$ 17,500.00 |
| 06093-38-019-000 | 177 S. Syracuse St | 1294      | \$ 17,500.00 |
| 06093-38-021-000 | 185 S. Syracuse St | 1294      | \$ 17,500.00 |
| 06093-38-023-000 | 187 S. Syracuse St | 1411      | \$ 19,000.00 |
| 06093-38-025-000 | 7651 E. Cedar Ave  | 1411      | \$ 19,000.00 |
| 06093-38-027-000 | 7671 E. Cedar Ave  | 1294      | \$ 17,500.00 |
| 06093-38-029-000 | 7691 E. Cedar Ave  | 2105      | \$ 25,000.00 |
| 06093-37-003-000 | 7701 E. Cedar Ave  | 1411      | \$ 19,000.00 |
| 06093-37-005-000 | 7731 E. Cedar Ave  | 1294      | \$ 17,500.00 |
| 06093-37-007-000 | 7761 E. Cedar Ave  | 1294      | \$ 17,500.00 |
| 06093-37-009-000 | 7791 E. Cedar Ave  | 1411      | \$ 19,000.00 |
| 06093-37-011-000 | 7801 E. Cedar Ave  | 1411      | \$ 19,000.00 |
| 06093-37-013-000 | 7831 E. Cedar Ave  | 1294      | \$ 17,500.00 |
| 06093-37-015-000 | 7861 E. Cedar Ave  | 1294      | \$ 17,500.00 |
| 06093-37-017-000 | 7891 E. Cedar Ave  | 1411      | \$ 19,000.00 |
| 06093-37-033-000 | 7892 E. Maple Pl   | 1411      | \$ 19,000.00 |
| 06093-37-031-000 | 7862 E. Maple Pl.  | 1294      | \$ 17,500.00 |
| 06093-37-029-000 | 7832 E. Maple Pl.  | 1294      | \$ 17,500.00 |
| 06093-37-027-000 | 7802 E. Maple Pl.  | 1411      | \$ 19,000.00 |
| 06093-37-025-000 | 7792 E. Maple Pl.  | 1411      | \$ 19,000.00 |
| 06093-37-023-000 | 7762 E. Maple Pl.  | 1294      | \$ 17,500.00 |
| 06093-37-021-000 | 7732 E. Maple Pl.  | 1294      | \$ 17,500.00 |
| 06093-37-019-000 | 7702 E. Maple Pl.  | 1411      | \$ 19,000.00 |
| 06093-34-031-000 | 7703 E. Maple Pl.  | 1411      | \$ 19,000.00 |
| 06093-34-033-000 | 7733 E. Maple Pl.  | 1294      | \$ 17,500.00 |
| 06093-34-035-000 | 7763 E. Maple Pl.  | 1294      | \$ 17,500.00 |
| 06093-34-037-000 | 7793 E. Maple Pl.  | 1411      | \$ 19,000.00 |
| 06093-34-039-000 | 7803 E. Maple Pl.  | 1411      | \$ 19,000.00 |
| 06093-34-041-000 | 7833 E. Maple Pl.  | 1294      | \$ 17,500.00 |
| 06093-34-043-000 | 7863 E. Maple Pl.  | 1294      | \$ 17,500.00 |
| 06093-34-045-000 | 7893 E. Maple Pl.  | 1411      | \$ 19,000.00 |
| 06093-34-061-000 | 169 S. Trenton St. | 1411      | \$ 19,000.00 |
| 06093-34-059-000 | 167 S. Trenton St. | 1294      | \$ 17,500.00 |

|                  |                    |      |    |           |
|------------------|--------------------|------|----|-----------|
| 06093-34-057-000 | 159 S. Trenton St. | 1294 | \$ | 17,500.00 |
| 06093-34-055-000 | 157 S. Trenton St. | 1411 | \$ | 19,000.00 |
| 06093-34-023-000 | 156 S. Syracuse St | 1411 | \$ | 19,000.00 |
| 06093-34-025-000 | 158 S. Syracuse St | 1294 | \$ | 17,500.00 |
| 06093-34-027-000 | 166 S. Syracuse St | 1294 | \$ | 17,500.00 |
| 06093-34-029-000 | 168 S. Syracuse St | 1411 | \$ | 19,000.00 |
| 06093-34-015-000 | 136 S. Syracuse St | 1411 | \$ | 19,000.00 |
| 06093-34-017-000 | 138 S. Syracuse St | 1294 | \$ | 17,500.00 |
| 06093-34-019-000 | 146 S. Syracuse St | 1294 | \$ | 17,500.00 |
| 06093-34-021-000 | 148 S. Syracuse St | 1411 | \$ | 19,000.00 |
| 06093-34-053-000 | 149 S. Trenton St. | 1411 | \$ | 19,000.00 |
| 06093-34-051-000 | 147 S. Trenton St  | 1294 | \$ | 17,500.00 |
| 06093-34-049-000 | 139 S. Trenton St. | 1294 | \$ | 17,500.00 |
| 06093-34-047-000 | 137 S. Trenton St. | 1411 | \$ | 19,000.00 |
| 06093-35-025-000 | 7903 E Maple St.   | 2105 | \$ | 25,000.00 |
| 06093-35-027-000 | 7923 E Maple St.   | 1294 | \$ | 17,500.00 |
| 06093-35-029-000 | 7933 E Maple Ave   | 1411 | \$ | 19,000.00 |
| 06093-36-006-000 | 150 S. Trenton St. | 2105 | \$ | 25,000.00 |
| 06093-36-008-000 | 152 S. Trenton St. | 1294 | \$ | 17,500.00 |
| 06093-36-010-000 | 160 S. Trenton St. | 1294 | \$ | 17,500.00 |
| 06093-36-012-000 | 162 S. Trenton St. | 1295 | \$ | 17,500.00 |
| 06093-36-014-000 | 170 S. Trenton St. | 2105 | \$ | 25,000.00 |

|        |  |        |    |              |
|--------|--|--------|----|--------------|
| Totals |  | 96,595 | \$ | 1,280,000.00 |
|--------|--|--------|----|--------------|

|         |  |       |    |           |
|---------|--|-------|----|-----------|
| Average |  | 1,421 | \$ | 18,823.53 |
|---------|--|-------|----|-----------|