

ORDER:

Respondent is ordered to reduce the 2009 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 12th day of July 2013.

BOARD OF ASSESSMENT APPEALS

Diane M. DeVries

Diane M. DeVries

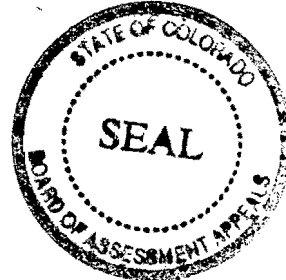
I hereby certify that this is a true and correct copy of the decision of the Board of Assessment Appeals.

Debra A. Baumbach

Debra A. Baumbach

CM

Cara McKeller



2013 JUL -9 AM 9:12

BOARD OF ASSESSMENT APPEALS STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	
Petitioner: ABRUZZO III LLC	Docket Number: 61779
v.	
Respondent: DENVER COUNTY BOARD OF COMMISSIONERS	Schedule Number: 05221-09-005-000+2
Attorney for Denver County Board of Commissioners of the City and County of Denver City Attorney Charles T. Solomon #26873 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 2009 ACTUAL VALUE)	

Petitioner, ABRUZZO III LLC, and Respondent, DENVER COUNTY BOARD OF COMMISSIONERS OF THE CITY AND COUNTY OF DENVER, hereby enters into this Stipulation regarding the tax year 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:

1238 S Broadway St
Denver, Colorado

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 2009.

005		
Land	\$	331,800.00
Improvements	\$	<u>875,900.00</u>
Total	\$	1,207,600.00

006		
Land	\$	143,500.00
Improvements	\$	<u>1,000.00</u>
Total	\$	285,500.00

009		
Land	\$	767,600.00
Improvements	\$	<u>1,774,500.00</u>
Total	\$	2,542,100.00

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:

005		
Land	\$	331,800.00
Improvements	\$	<u>875,800.00</u>
Total	\$	1,207,600.00

006		
Land	\$	143,500.00
Improvements	\$	<u>1,000.00</u>
Total	\$	144,500.00

009		
Land	\$	767,600.00
Improvements	\$	<u>1,774,500.00</u>
Total	\$	2,542,100.00

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 2009.

005		
Land	\$	331,800.00
Improvements	\$	<u>750,600.00</u>
Total	\$	1,082,400.00

006		
Land	\$	143,500.00
Improvements	\$	<u>1,000.00</u>
Total	\$	144,500.00

009		
Land	\$	767,600.00
Improvements	\$	<u>1,505,500.00</u>
Total	\$	2,273,100.00

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

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

Further analysis of the make-up of the subject's revenue and the other approaches to value.

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 July, 2013.

Agent/Attorney/Petitioner

Denver County Board of Commissioners

By: 

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By: 

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Docket No: 61779