

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 61780
Petitioner: BELL PRESS, INC., 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.: 02342-11-020-000
 Category: Abatement Property Type: Industrial

2. Petitioner is protesting the 09-10 actual value of the subject property.

3. The parties agreed that the 09-10 actual value of the subject property should be reduced to:
 Total Value: \$1,695,600
 (Reference Attached Stipulation)

4. The Board concurs with the Stipulation.

ORDER:

Respondent is ordered to reduce the 09-10 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: BELL PRESS, INC	Docket Number: 61780
v.	
Respondent: DENVER COUNTY BOARD OF COMMISSIONERS	Schedule Number: 02342-11-020-000
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 YEARS 2009 & 2010 ACTUAL VALUE)	

Petitioner, BELL PRESS, INC, and Respondent, DENVER COUNTY BOARD OF COMMISSIONERS OF THE CITY AND COUNTY OF DENVER, hereby enters into this Stipulation regarding the tax years 2009 and 2010 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:

2403 Champa 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 years 2009 and 2010.

Land	\$	1,694,600.00
Improvements	\$	<u>1,22,400.00</u>
Total	\$	1,817,000.00

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:

Land	\$	1,694,600.00
Improvements	\$	<u>122,400.00</u>
Total	\$	1,817,000.00

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 years 2009 and 2010.

Land	\$	1,694,600.00
Improvements	\$	<u>1,000.00</u>
Total	\$	1,695,600.00

6. The valuations, as established above, shall be binding only with respect to tax years 2009 and 2010.

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 of
the City and County of Denver

By: 

Todd Stevens
Stevens & Associates, Inc.
9635 Maroon Circle Suite 450
Englewood, CO 80112
Telephone: (303) 347-1878

By: 

Charles T. Solomon #26873
201 West Colfax Avenue, Dept. 1207
Denver, CO 80202
Telephone: 720-913-3275
Docket No: 61780