

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 43491
Petitioner: LONGFIELD INVESTMENT CO. LTD., 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.: 01252-00-034-000A

Category: Abatement Property Type: Commercial Real
2. Petitioner is protesting the 01-02 actual value of the subject property.
3. The parties agreed that the 01-02 actual value of the subject property should be reduced to:

Total Value: \$3,406,800
 (Reference Attached Stipulation)
4. The Board concurs with the Stipulation.

ORDER:

Respondent is ordered to reduce the 01-02 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 10th day of April 2006.

BOARD OF ASSESSMENT APPEALS

This decision was put on record

April 7, 2006

Karen E Hart

Karen E. Hart

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

Keela Steele
Keela Steele



BOARD OF ASSESSMENT APPEALS STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number 43491 Schedule Number 01252-00-034-000A 2006 APR -1 PM 12:25 STATE OF COLORADO BOARD OF ASSESSMENT APPEALS
Petitioner: LONGFIELD INVESTMENT CO. LTD. v. Respondent:	
DENVER COUNTY BOARD OF COMMISSIONERS Attorneys for Denver County Board of Commissioners Cole Finegan #16853 City Attorney Max Taylor #35403 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 2001 AND 2002 ACTUAL VALUE) - BAA/REAL	

Petitioner, LONGFIELD INVESTMENT CO. LTD., and Respondent, DENVER COUNTY BOARD OF COMMISSIONERS, hereby enters into this Stipulation regarding the tax years 2001 and 2002 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:
12770 E. 39th Avenue
Denver, Colorado 80239

2. The subject property is classified as industrial property.

3. The County Assessor originally assigned the following actual value on the subject property for tax years 2001 and 2002.

Land	\$	596,100.00
Improvements	\$	<u>2,849,900.00</u>
Total	\$	3,446,000.00

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

Land	\$	596,100.00
Improvements	\$	<u>2,849,900.00</u>
Total	\$	3,446,000.00

5. After further review and negotiation, the Petitioner and Denver County Board of Commissioners agree to the following actual value for the subject property for tax years 2001 and 2002.

Land	\$	596,100.00
Improvements	\$	<u>2,810,700.00</u>
Total	\$	3,406,800.00

6. The valuations, as established above, shall be binding only with respect to tax years 2001 and 2002.

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

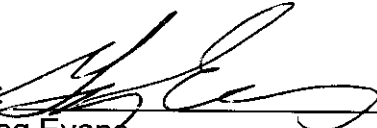
A review of the actual income for subject property resulted in a lower value for the property.


8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on May 16, 2006 at 8:30 a.m. be vacated.

DATED this 3 day of April, 2006.

Agent for Petitioner

Denver County Board of Commissioners

By: 
Greg Evans
Bridge & Associates
390 Union Blvd., Suite 330
Lakewood, CO 80228-1556

By: 
Max Taylor #35403
201 West Colfax Avenue, Dept. 1207
Denver, CO 80202
Telephone: 720-913-3275
Fax: 720-913-3180
Docket No: 43491