

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 43545
Petitioner: PLATTE STREET BUILDING CORP, 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.: 02284-08-009-000A

Category: Abatement Property Type: Commercial Real
2. Petitioner is protesting the 2003 actual value of the subject property.
3. The parties agreed that the 2003 actual value of the subject property should be reduced to:

Total Value: \$1,769,400

(Reference Attached Stipulation)
4. The Board concurs with the Stipulation.

ORDER:

Respondent is ordered to reduce the 2003 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 21st day of June 2006.

BOARD OF ASSESSMENT APPEALS


This decision was put on record

June 20, 2006

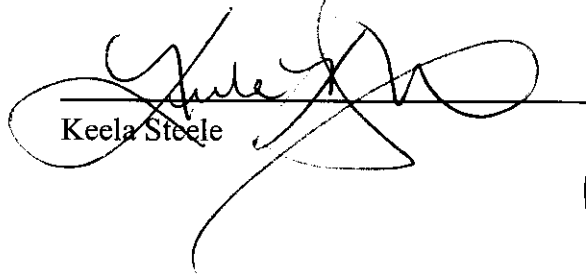


Karen E. Hart

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



Debra A. Baumbach



Keela Steele



BOARD OF ASSESSMENT APPEALS STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	STATE OF COLORADO BOARD OF ASSESSMENT APPEALS 2006 JUN 20 AM 11:58 Docket Number 44241 43545 Schedule Number: 2284-08-009
Petitioner: PLATTE STREET BUILDING CORP v. Respondent:	
DENVER COUNTY BOARD OF EQUALIZATION Attorneys for Denver County Board of Equalization 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 YEAR 2003 AND 2004 ACTUAL VALUE)	

Petitioner, PLATTE STREET BUILDING CORP, and Respondent, DENVER COUNTY BOARD OF EQUALIZATION, hereby enters into this Stipulation regarding the tax years 2003 and 2004 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:
 A restaurant/office building located at 2373 to 2375 15th Street
 Denver, Colorado 80202
2. The subject property is classified as commercial property.

3. The County Assessor originally assigned the following actual value on the subject property for tax years 2003 and 2004.

Land	\$	1,799,000.00
Improvements	\$	<u>49,100.00</u>
Total	\$	1,848,100.00

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

Land	\$	1,799,000.00
Improvements	\$	<u>49,100.00</u>
Total	\$	1,848,100.00

5. After further review and negotiation, the Petitioner and Denver County Board of Equalization agree to the following actual value for the subject property for tax years 2003 and 2004.

Land	\$	1,720,300.00
Improvements	\$	<u>49,100.00</u>
Total	\$	1,769,400.00

6. The valuations, as established above, shall be binding only with respect to tax years 2003 and 2004.

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

A compromise was made and agreed upon to adjust for excess vacancy by reducing the assigned land value.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on June 13, 2006 at 1:00 p.m. be vacated.

DATED this 10th day of June, 2006.

Agent for Petitioner

By: Steve Letman

Steve Letman
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Denver County Board of Equalization

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Docket No: 44241 and 43545