

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 45760
Petitioner: CENTRAL PLATTE VALLEY MANAGEMENT LLC, v. Respondent: DENVER COUNTY BOARD OF EQUALIZATION.	
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.: 02332-22-002-000+5

Category: Valuation Property Type: Vacant Land
2. Petitioner is protesting the 2005 actual value of the subject property.
3. The parties agreed that the 2005 actual value of the subject property should be reduced to:

Total Value: \$8,370,900

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

ORDER:

Respondent is ordered to reduce the 2005 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 31st day of May 2007.

BOARD OF ASSESSMENT APPEALS

This decision was put on record

May 29, 2007

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

Heather Wilcox

Heather Wilcox



BOARD OF ASSESSMENT APPEALS STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 45760 Schedule Number: 2278-00-091, 2278-07-005, 2332-21-002, 2332-21-003, 2332-22-001, 2332-22-002
Petitioner: CENTRAL PLATTE VALLEY MANAGEMENT LLC v. Respondent: DENVER COUNTY BOARD OF EQUALIZATION	
Attorneys for Denver County Board of Equalization 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 2005 ACTUAL VALUES)	

Petitioner, CENTRAL PLATTE VALLEY MANAGEMENT LLC, and Respondent, DENVER COUNTY BOARD OF EQUALIZATION, hereby enter into this Stipulation regarding the tax year 2005 valuation of the subject properties, 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 properties subject to this Stipulation are described as:

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02278-00-091-000 – 2203 19th St

02278-07-005-000 – 2135 19th St

02332-21-002-000 – 1630 Little Raven

02332-21-003-000 – 1670 Little Raven

02332-22-001-000 – 1750 Little Raven

02332-22-002-000 – 1751 Bassett

Denver, CO 80202

2. The subject properties are classified as vacant land properties.
3. Attachment A reflects the actual values of the subject properties, as assigned by the Assessor for tax year 2005.
4. Attachment B reflects the actual values of the subject properties after a timely appeal, as assigned by the Denver County Board of Equalization.
5. After further review and negotiation, the Petitioner and Respondent agree to the tax year 2005 actual values of the subject properties, as shown on Attachment C.
6. The valuations, as established on Attachment C, shall be binding with respect to only tax year 2005.
7. Brief narrative as to why the reduction was made:

After reviewing land comparables submitted by the petitioner a lower land value was assigned to the above parcels. The new land value is \$40.00/sq ft.
8. Both parties agree that the hearing was not scheduled before the Board of Assessment Appeals.

DATED this 21st day of MAY, 2007.

Agent for Petitioner

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Denver County Board of Equalization

By: Max Taylor

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Fax: 720-913-3180

Docket Number: 45760

ATTACHMENT A

ACTUAL VALUES, AS ASSIGNED BY THE ASSESSOR

Docket Number 45760

Schedule Number	Land Value	Improvement Value		Total Actual Value		
	<u>02278-00-091</u>	<u>02278-07-005</u>	<u>02332-21-002</u>	<u>02332-21-003</u>	<u>02332-22-001</u>	<u>02332-22-002</u>
<u>Land</u>	<u>\$755,000</u>	<u>\$1,389,200</u>	<u>\$901,100</u>	<u>\$2,134,300</u>	<u>\$2,919,900</u>	<u>\$1,133,300</u>
<u>Imps</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>
<u>Total</u>	<u>\$755,000</u>	<u>\$1,389,200</u>	<u>\$901,100</u>	<u>\$2,134,300</u>	<u>\$2,919,900</u>	<u>\$1,133,300</u>

ATTACHMENT C

ACTUAL VALUES, AS AGREED TO BY ALL PARTIES

Docket Number 45760

Schedule Number Land Value Improvement Value Total Actual Value

	<u>02278-00-091</u>	<u>02278-07-005</u>	<u>02332-21-002</u>	<u>02332-21-003</u>	<u>02332-22-001</u>	<u>02332-22-002</u>
<u>Land</u>	<u>\$684,800</u>	<u>\$1,260,000</u>	<u>\$817,300</u>	<u>\$1,935,900</u>	<u>\$2,644,800</u>	<u>\$1,028,000</u>
<u>Imps</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>
<u>Total</u>	<u>\$684,800</u>	<u>\$1,260,000</u>	<u>\$817,300</u>	<u>\$1,935,900</u>	<u>\$2,644,800</u>	<u>\$1,028,000</u>