

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 46084
Petitioner: SIERRA APTS LLC & PARKFIELD PARTNERS 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.: 00171-00-014-000+1

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: \$12,807,700

(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 10th day of July 2007.

BOARD OF ASSESSMENT APPEALS

This decision was put on record
July 9, 2007

Karen E Hart

Karen E. Hart

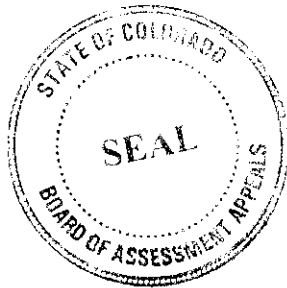
I hereby certify that this is a true and correct copy of the decision of the Board of Assessment Appeals.

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: 46084 Schedule Number: 0171-00-014 +1 <small>2011 DEC 1 11:13:20</small>
Petitioner: PARKFIELD PARTNERS LLC AND SIERRA APTS LLC v. Respondent: DENVER COUNTY BOARD OF EQUALIZATION	
Attorneys for Denver County Board of Equalization City Attorney Alice J. Major #19454 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, PARKFIELD PARTNERS LLC AND SIERRA APTS LLC, and Respondent, DENVER COUNTY BOARD OF EQUALIZATION, hereby enters into this Stipulation regarding the tax year 2005 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:

16100 E. 56th Avenue - Approximately
Denver, Colorado 80239
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 year 2005.

Parcel 00171-00-014-000

Land	\$	5,885,400.00
Improvements	\$	<u>0.00</u>
Total	\$	5,885,400.00

Parcel 00171-00-017-000

Land	\$	8,085,200.00
Improvements	\$	<u>0.00</u>
Total	\$	8,085,200.00

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

Parcel 00171-00-014-000

Land	\$	5,885,400.00
Improvements	\$	<u>0.00</u>
Total	\$	5,885,400.00

Parcel 00171-00-017-000

Land	\$	8,085,200.00
Improvements	\$	<u>0.00</u>
Total	\$	8,085,200.00

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 year 2005.

Parcel 00171-00-014-000

Land	\$	5,885,400.00
Improvements	\$	<u>0.00</u>
Total	\$	5,885,400.00

Parcel 00171-00-017-000

Land	\$	6,922,300.00
Improvements	\$	<u>0.00</u>
Total	\$	6,922,300.00

6. The valuations, as established above, shall be binding only with respect to tax year 2005.

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

A further review of market land sales indicated parcel -017 should be reduced.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on July 25th, 2007 at 1:00pm be vacated.

DATED this 28TH day of JUNE, 2007.

Agent for Petitioner

Denver County Board of Equalization

By: 

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