

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 46354
Petitioner: MCBRIDE ASSOCIATES LLC, 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.: 02222-00-022-000A

Category: Abatement Property Type: Commercial Real
2. Petitioner is protesting the 03-04 actual value of the subject property.
3. The parties agreed that the 03-04 actual value of the subject property should be reduced to:

Total Value: \$2,434,600
 (Reference Attached Stipulation)
4. The Board concurs with the Stipulation.

ORDER:

Respondent is ordered to reduce the 03-04 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 26th day of September 2007.

BOARD OF ASSESSMENT APPEALS

This decision was put on record

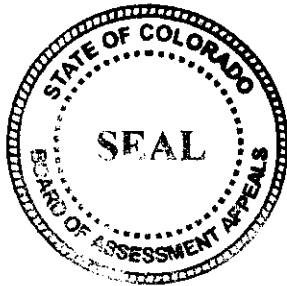
September 25, 2007

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: 46354 Schedule Number: 2222-00-022
Petitioner: MCBRIDE ASSOCIATES LLC v. Respondent: DENVER COUNTY BOARD OF EQUALIZATION	
Attorneys for Denver County Board of Equalization City Attorney Eugene J. Kottenstette #6391 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 2003 AND 2004 ACTUAL VALUE)	

Petitioner, MCBRIDE ASSOCIATES LLC, and Respondent, DENVER COUNTY BOARD OF EQUALIZATION, hereby enters into this Stipulation regarding the tax year 2003 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:
 200 W. Warner Place
 Denver, Colorado 80216
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.

Commercial

Land	\$	859,100.00
Improvements	\$	<u>3,112,000.00</u>
Total	\$	3,971,100.00

Residential

Land	\$	74,700.00
Improvements	\$	<u>270,600.00</u>
Total	\$	345,300.00

Total

Land	\$	933,800.00
Improvements	\$	<u>3,382,600.00</u>
Total	\$	4,316,400.00

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

Commercial

Land	\$	859,100.00
Improvements	\$	<u>3,112,000.00</u>
Total	\$	3,971,100.00

Residential

Land	\$	74,700.00
Improvements	\$	<u>270,600.00</u>
Total	\$	345,300.00

Total

Land	\$	933,800.00
Improvements	\$	<u>3,382,600.00</u>
Total	\$	4,316,400.00

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.

Commercial

Land	\$	859,100.00
Improvements	\$	<u>1,380,700.00</u>
Total	\$	2,239,800.00

Residential

Land	\$	74,700.00
Improvements	\$	<u>120,100.00</u>
Total	\$	194,800.00

Total

Land	\$	933,800.00
Improvements	\$	<u>1,500,800.00</u>
Total	\$	2,434,600.00

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:

The value was reduced based on actual income from the base period.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on September 13, 2007 at 1:00pm be vacated.

DATED this 20th day of September, 2007.

Agent for Petitioner

Denver County Board of Equalization

By: 

Howard Licht
Licht & Company
9101 East Kenyon Avenue
Suite 3900
Denver, CO 80237
(303) 575-9306

By: 

Eugene J. Kottenstette #6391
201 West Colfax Avenue, Dept. 1207
Denver, CO 80202
Telephone: 720-913-3275
Fax: 720-913-3180
Docket No: 46354