

<b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	<b>Docket Number: 46735</b>
Petitioner: <b>PENCOL-MAPLEWOOD LLC,</b>  v. Respondent: <b>DENVER COUNTY BOARD OF EQUALIZATION.</b>	
<b>ORDER ON WITHDRAWAL</b>	

The Board received Petitioner's request to withdraw the above-captioned appeal on January 9, 2008. The Board has approved Petitioner's request.

**FINDINGS OF FACT AND CONCLUSIONS:**

1. Subject property is described as follows:  

**County Schedule No.: 05031-03-054-000**

**Category: Valuation      Property Type: Commercial Real**
2. Petitioner is protesting the 2006 actual value of the subject property.

**ORDER:**

Petitioner's request for withdrawal is granted; therefore, the Board will take no further action on this matter.

DATED AND MAILED this 10th day of January 2008.

**BOARD OF ASSESSMENT APPEALS**

This decision was put on record

January 9, 2008

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

Toni Rigirozzi

Toni Rigirozzi



***If at any time you decide you DO NOT wish to pursue your appeal and choose to withdraw, please sign this letter and return it to the Board of Assessment Appeals.***

**Property Tax Adjustment Specialists, Inc.  
David Lagenos  
6000 E. EVANS AVE., #1-426  
Denver, CO 80222**

STATE OF COLORADO  
BOARD OF ASSESSMENT APPEALS  
2008 JAN -9 AM 9:32

Date: 1/9/08

Docket No.: 46735  
Hearing Date: February 13, 2008

To: Board of Assessment Appeals  
1313 Sherman Street, Room 315  
Denver, CO 80203

Via Facsimile: 303.866.4485

I no longer wish to pursue this matter and request that my property tax appeal be withdrawn. I understand that, by withdrawing this appeal, I relinquish all rights to obtaining a reduction in value for the subject property for tax year(s) 2006. I understand that this withdrawal letter should not be mailed or faxed if I have reached an agreement (stipulation) with the Denver County Board Of Equalization resulting in a reduction in value.

**CERTIFICATE OF SERVICE**

I hereby certify that a true and correct copy of this document was mailed, faxed, or hand delivered to the Denver County Board Of Equalization located at 201 W Colfax Ave, Dept 406, Denver, CO, 80202 on the date referenced above.

  
Signature: David Lagenos

**BOARD OF ASSESSMENT APPEALS,  
STATE OF COLORADO**  
1313 Sherman Street, Room 315  
Denver, Colorado 80203

Docket No.: 46735

Petitioner:

**PENCOL-MAPLEWOOD LLC,**

v.

Respondent:

**DENVER COUNTY BOARD OF EQUALIZATION.**

**ORDER RESCINDING ORDER ON WITHDRAWAL**

On January 9, 2008, pursuant to a withdrawal letter received January 9, 2008, the Board of Assessment Appeals issued an Order on Withdrawal. On January 23, 2008, the agent advised the Board that he erroneously sent in the withdrawal letter on this docket.

**ORDER:**

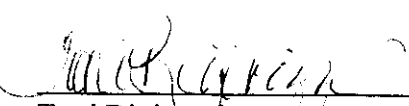
The Order on Withdrawal dated January 9, 2008 is hereby rescinded.

**DATED and MAILED** this 13th day of February, 2008.

This decision was put on the record

January 12, 2008

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

  
Toni Rigirozzi

**BOARD OF ASSESSMENT APPEALS**



Karen E. Hart



Debra A. Baumbach





Property Tax Adjustment Specialist, Inc.  
• Subsidiary •

**DENVER**  
6000 EAST EVANS AVE., STE 1-426  
DENVER, CO 80222  
(303) 355-5871  
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FAX (303) 691-8882

**COLORADO SPRINGS**  
PO BOX 50827  
COLORADO SPRINGS, CO 80949-0827  
(719) 594-6440  
(800) 840-9668  
FAX (800) 694-6983

January 23, 2008

To Whom It May Concern:

The withdrawal for Docket # 46735 was submitted in error in place of the intended withdrawal for Docket # 46739 on January 10, 2008. After a review of the BAA insisting that they never received the withdrawal for docket# 46739, this office mistakenly faxed the docket # 46735 for withdrawal. This is request to reopen the case for docket # 46735. As always Denver Assessors office has been diligently working with us to come to a fair and equitable value for the property listed on docket # 46735, as a result an agreement has been agreed upon. If not for the mistake of my office in faxing this similar docket # in err.

Thank You for your consideration to this matter.

Sincerely,  
David Legenos

STATE OF COLORADO  
DEPARTMENT OF REVENUE  
2008 JAN 23 PM 1:01

<b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	<b>Docket Number: 46735</b>
Petitioner: <b>PENCOL-MAPLEWOOD LLC,</b>  v. Respondent: <b>DENVER COUNTY BOARD OF EQUALIZATION.</b>	
<b>ORDER ON STIPULATION</b>	

**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.: 05031-03-054-000**

**Category: Valuation      Property Type: Commercial Real**
2. Petitioner is protesting the 2006 actual value of the subject property.
3. The parties agreed that the 2006 actual value of the subject property should be reduced to:  

**Total Value:            \$460,000**

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

**ORDER:**

Respondent is ordered to reduce the 2006 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 13th day of February 2008.

**BOARD OF ASSESSMENT APPEALS**

This decision was put on record

February 12, 2008

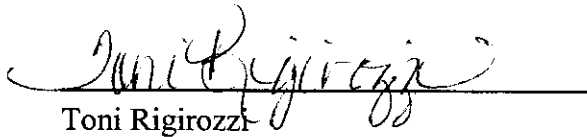


Karen E. Hart

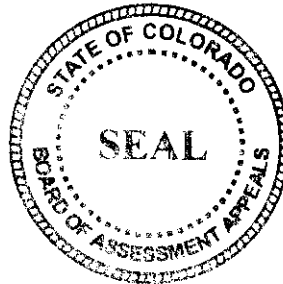
I hereby certify that this is a true and correct copy of the decision of the Board of Assessment Appeals.



Debra A. Baumbach



Toni Rigirotti



2008 FEB 11 AM 7:41

STATE OF COLORADO  
BOARD OF ASSESSMENT APPEALS

**BOARD OF ASSESSMENT APPEALS  
STATE OF COLORADO**

1313 Sherman Street, Room 315  
Denver, Colorado 80203

Petitioner:

**PENCOL-MAPLEWOOD 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

Docket Number:

46735

Schedule Number:

5031-03-054

**STIPULATION (AS TO TAX YEAR 2006 ACTUAL VALUE)**

Petitioner, PENCOL-MAPLEWOOD LLC, and Respondent, DENVER COUNTY BOARD OF EQUALIZATION, hereby enters into this Stipulation regarding the tax year 2006 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:  
1476 Pennsylvania Street  
Denver, Colorado 80203
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 2006.



Land	\$	33,800.00
Improvements	\$	<u>469,100.00</u>
Total	\$	502,900.00

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

Land	\$	33,800.00
Improvements	\$	<u>496,100.00</u>
Total	\$	502,900.00

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 2006.

Land	\$	33,800.00
Improvements	\$	<u>426,200.00</u>
Total	\$	460,000.00

6. The valuations, as established above, shall be binding only with respect to tax year 2006.

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

A further review of comparable market sales, comparable rental properties in the area, and additional information submitted by the petitioner has resulted in a reduction of the assessor's 2006 assigned value.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on February 13, 2008 at 1:00pm be vacated.

DATED this 28<sup>th</sup> day of January, 2007.

Agent for Petitioner

Denver County Board of Equalization

By: David Lagenos  
David Lagenos  
Property Tax Adjustment Specialists, Inc.  
6000 E. Evans Avenue, #1-426  
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By: Alice J. Major  
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Docket No: 46735