

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 46779
Petitioner: UNION CENTER, 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.: 02332-28-002-000+4

Category: Valuation Property Type: Vacant Land
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: \$14,108,400

(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 15th day of May 2007.

BOARD OF ASSESSMENT APPEALS

This decision was put on record

May 14, 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: 46779 Schedule Number: 2332-28-002, 2332-29-002, 2332-30-001, 2332-31-001, 2332-28-001 RECEIVED MAY 11 2006 COURT REPORTS
Petitioner: UNION CENTER 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 2006 ACTUAL VALUES)	

Petitioner, UNION CENTER LLC, and Respondent, DENVER COUNTY BOARD OF EQUALIZATION, hereby enter into this Stipulation regarding the tax year 2006 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:

1708-1709 Chestnut Street, 1808-1809 Chestnut Street
Denver, Colorado 80202
2. The subject properties are classified as vacant land.
3. Attachment A reflects the actual values of the subject properties, as assigned by the Assessor for tax year 2006.

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 2006 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 2006.

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

The reduction is based on a +2% adjustment to the 2005 assigned land value. The 2005 value was based on State BOAA #45753 decision.

8. Both parties agree that no hearing date was scheduled.

DATED this 8th day of MAY, 2007.

Agent for Petitioner



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Denver County Board of Equalization

By: 

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ATTACHMENT A

ACTUAL VALUES, AS ASSIGNED BY THE ASSESSOR

Docket Number 46779

Schedule Number	Land Value	Improvement Value	Total Actual Value
2332-28-002	\$3,204,500	\$0	\$3,204,500
2332-29-002	\$2,535,200	\$0	\$2,535,200
2332-30-001	\$7,169,100	\$0	\$7,169,100
2332-31-001	\$6,063,900	\$0	\$6,063,900
2332-28-001	\$1,786,700	\$0	\$1,786,700

ATTACHMENT B

**ACTUAL VALUES, AS ASSIGNED BY THE
DENVER COUNTY BOARD OF EQUALIZATION AFTER A TIMELY APPEAL**

Docket Number 46779

Schedule Number	Land Value	Improvement Value	Total Actual Value
2332-28-002	\$3,204,500	\$0	\$3,204,500
2332-29-002	\$2,535,200	\$0	\$2,535,200
2332-30-001	\$7,169,100	\$0	\$7,169,100
2332-31-001	\$6,063,900	\$0	\$6,063,900
2332-28-001	\$1,786,700	\$0	\$1,786,700

ATTACHMENT C

ACTUAL VALUES, AS AGREED TO BY ALL PARTIES

Docket Number 46779

Schedule Number	Land Value	Improvement Value	Total Actual Value
2332-28-002	\$2,219,600	\$0	\$2,219,600
2332-29-002	\$1,756,000	\$0	\$1,756,000
2332-30-001	\$4,965,700	\$0	\$4,965,700
2332-31-001	\$4,200,200	\$0	\$4,200,200
2332-28-001	\$966,900	\$0	\$966,900