

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 46782
Petitioner: AVIRONE 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.: 00031-01-001-000+1

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: \$667,500
 (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 2nd day of October 2006.

BOARD OF ASSESSMENT APPEALS

This decision was put on record

September 29, 2006

Karen E Hart

Karen E. Hart

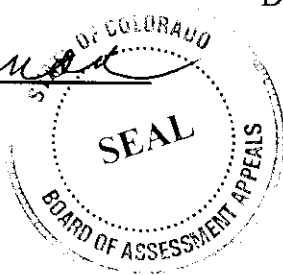
I hereby certify that this is a true and correct copy of the decision of the Board of Assessment Appeals.

Debra A. Baumbach

Debra A. Baumbach

Marian Brennan

Marian Brennan



BOARD OF ASSESSMENT APPEALS STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	<div style="text-align: right; transform: rotate(90deg);"> 2006 SEP 28 PM 2:19 </div> Docket Number: 46782 Schedule Number: 0031-01-001 0031-01-002
Petitioner: AVIRONE LLC v. Respondent: DENVER COUNTY BOARD OF EQUALIZATION	
Attorneys for Denver County Board of Equalization Cole Finegan #16853 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 YEAR 2006 ACTUAL VALUES)	

Petitioner, AVIRONE 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:

7050 & 7080 Tower Road
Denver, Colorado 80249

2. The subject properties are classified as commercial properties.

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 market rate was adjusted based on vacant land discounting.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on October 10, 2006 at 3:00 p.m. be vacated.

DATED this 2nd day of September, 2006.

Agent for Petitioner

Denver County Board of Equalization

Barry J. Goldstein

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Docket Number: 46782

ATTACHMENT A

ACTUAL VALUES, AS ASSIGNED BY THE ASSESSOR

Docket Number 46782

Schedule Number	Land Value	Improvement Value	Total Actual Value
0031-01-001	\$ 372,100.00	\$ 0	\$ 372,100.00
0031-01-002	\$ 413,200.00	\$ 0	\$ 413,200.00

ATTACHMENT B

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

Docket Number 46782

Schedule Number	Land Value	Improvement Value	Total Actual Value
0031-01-001	\$ 372,100.00	\$ 0	\$ 372,100.00
0031-01-002	\$ 413,200.00	\$ 0	\$ 413,200.00

ATTACHMENT C

ACTUAL VALUES, AS AGREED TO BY ALL PARTIES

Docket Number 46782

Schedule Number	Land Value	Improvement Value	Total Actual Value
0031-01-001	\$ 316,300.00	\$ 0	\$ 316,300.00
0031-01-002	\$ 351,200.00	\$ 0	\$ 351,200.00