

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 46893
Petitioner: ALLIED TRADES INC., 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.: 02233-02-003-000+4

Category: Valuation Property Type: Industrial

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: \$1,226,400
 (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 13th day of February 2007.

BOARD OF ASSESSMENT APPEALS

This decision was put on record

February 12, 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

Marian Brennan

Marian Brennan



fax sent by :

City Attorney

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BOARD OF ASSESSMENT APPEALS STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	
Petitioner: ALLIED TRADES, INC. v. Respondent: DENVER COUNTY BOARD OF EQUALIZATION Attorneys for Denver County Board of Equalization LAWRENCE A. MANZANARES #12397 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	Docket Numbers: 45973 46893 Schedule Number: 2233-02-003 2233-09-002 2233-09-005 2233-09-006 2233-09-008
STIPULATION (AS TO TAX YEARS 2005 & 2006 ACTUAL VALUES)	

Petitioner, ALLIED TRADES, INC., and Respondent, DENVER COUNTY BOARD OF EQUALIZATION, hereby enter into this Stipulation regarding the tax year 2005 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:

- The properties subject to this Stipulation are described as:
 3800-3960 Wynkoop Street
 Denver, Colorado 80216
- The subject properties are classified as commercial/industrial properties.

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3. Attachment A reflects the actual values of the subject properties, as assigned by the Assessor for tax years 2005 & 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 years 2005 & 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 years 2005 & 2006.

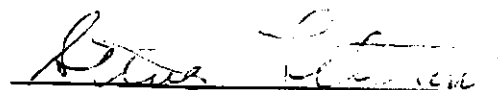
7. Brief narrative as to why the reduction was made:

The improvement values were adjusted based on condition and improvement demolition.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on February 15, 2007 at 1:00 p.m. be vacated.

DATED this 7th day of February, 2007.

Agent for Petitioner



Consultus Asset Valuation
16 A Inverness Place East
Englewood, CO 80111
(303) 770-2420

Denver County Board of Equalization

By: 

Max Taylor #35403
Assistant City Attorney
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Docket Number: 45973 416893

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City Attorney

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ATTACHMENT A**ACTUAL VALUES, AS ASSIGNED BY THE ASSESSOR****Docket Numbers 45973 & 46893**

Schedule Number	Land Value	Improvement Value	Total Actual Value
2233-02-003	\$ 182,300.00	\$ 24,500.00	\$ 206,800.00
2233-09-002	\$ 164,300.00	\$ 274,100.00	\$ 438,400.00
2233-09-005	\$ 78,400.00	\$ 11,300.00	\$ 89,700.00
2233-09-006	\$ 346,000.00	\$ 69,300.00	\$ 415,300.00
2233-09-008	\$ 318,900.00	\$ 282,400.00	\$ 601,300.00

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ATTACHMENT B**ACTUAL VALUES, AS ASSIGNED BY THE
DENVER COUNTY BOARD OF EQUALIZATION AFTER A TIMELY APPEAL****Docket Numbers 45973 & 46893**

Schedule Number	Land Value	Improvement Value	Total Actual Value
2233-02-003	\$ 182,300.00	\$ 24,500.00	\$ 206,800.00
2233-09-002	\$ 164,300.00	\$ 274,100.00	\$ 438,400.00
2233-09-005	\$ 78,400.00	\$ 11,300.00	\$ 89,700.00
2233-09-006	\$ 346,000.00	\$ 69,300.00	\$ 415,300.00
2233-09-008	\$ 318,900.00	\$ 282,400.00	\$ 601,300.00

ATTACHMENT C

ACTUAL VALUES, AS AGREED TO BY ALL PARTIES

Docket Numbers 45973 & 46893

Schedule Number	Land Value	Improvement Value	Total Actual Value
2233-02-003 (no change)	\$ 182,300.00	\$ 24,500.00	\$ 206,800.00
2233-09-002	\$ 164,300.00	\$ 50,800.00	\$ 215,100.00
2233-09-005 (no change)	\$ 78,400.00	\$ 11,300.00	\$ 89,700.00
2233-09-006	\$ 346,000.00	\$ 36,100.00	\$ 382,100.00
2233-09-008	\$ 318,900.00	\$ 13,800.00	\$ 332,700.00