

**BOARD OF ASSESSMENT APPEALS,
STATE OF COLORADO**

1313 Sherman Street, Room 315
Denver, Colorado 80203

**Docket Nos.: 46000 &
46913**

Petitioner:

GLENARM 1800 LLC,

v.

Respondent:

DENVER COUNTY BOARD OF EQUALIZATION.

ORDER RESCINDING ORDERS ON WITHDRAWAL

ORDER ON STIPULATION

On September 1, 2007, pursuant to a withdrawal letters received August 31, 2007, the Board of Assessment Appeals issued Orders on Withdrawal for the above referenced Docket Numbers. On September 10, 2007, the Board received a Stipulation (as to Tax Years 2005 and 2006 Actual Value) signed by both parties. On November 7, 2008 the Board received an email notice from Petitioner's agent that Petitioner was willing to suspend interest payments on the subject property for tax year 2005 and 2006 refunds beyond the date of the signed stipulation, September 6, 2007. On December 18, 2008 the Board received a faxed notice from Respondent's attorney accepting Petitioner's email notice. The Board, therefore, rescinds its September 1, 2007 Orders on Withdrawal and approves the Stipulation received September 10, 2007.

The subject property is described as follows:

County Schedule No.: 02346-01-001-000

Category: Valuation Property Type: Commercial Real

Petitioner is protesting the 2005 (Docket No. 46000) and 2006 (Docket No. 46913) actual value of the subject property.

BOARD OF ASSESSMENT APPEALS STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	
Petitioner: GLENARM 1800 LLC v. Respondent: DENVER COUNTY BOARD OF EQUALIZATION	Docket Numbers: 46913, 46000 Schedule Number: 2346-01-001
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 YEARS 2005 AND 2006 ACTUAL VALUE)	

Petitioner, GLENARM 1800 LLC, and Respondent, DENVER COUNTY BOARD OF EQUALIZATION, hereby enters into this Stipulation regarding the tax years 2005 and 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:

1800 Glenarm Place
Denver, Colorado 80202
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 2005 and 2006.

Land	\$	294,800.00
Improvements	\$	<u>2,942,600.00</u>
Total	\$	3,237,400.00

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

Land	\$	294,800.00
Improvements	\$	<u>2,942,600.00</u>
Total	\$	3,237,400.00

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 2005 and 2006.

Land	\$	294,800.00
Improvements	\$	<u>2,771,300.00</u>
Total	\$	3,066,100.00

6. The valuations, as established above, shall be binding only with respect to tax years 2005 and 2006.

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

A review of base period rent rolls, operating statements, and documentation of deferred maintenance revealed the need for further recognition of these issues in the assigned valuation.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on September 27, 2007 at 8:30am be vacated.

DATED this 14th day of September, 2007.

Agent for Petitioner

Denver County Board of Equalization

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

By: Max Taylor
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 201 West Colfax Avenue, Dept. 1207
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 Docket No: 46913

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 46913
Petitioner: GLENARM 1800 LLC, v. Respondent: DENVER COUNTY BOARD OF EQUALIZATION.	
ORDER ON WITHDRAWAL	

The Board received Petitioner's request to withdraw the above-captioned appeal on August 31, 2007. The Board has approved Petitioner's request.

FINDINGS OF FACT AND CONCLUSIONS:

1. Subject property is described as follows:
County Schedule No.: 02346-01-001-000
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 1st day of September 2007.

BOARD OF ASSESSMENT APPEALS

This decision was put on record

August 31, 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



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.

**Consultus Asset Valuation
16-A INVERNESS PLACE EAST
SUITE 100
Englewood, CO 80112**

Date: 8-31-07

Docket No.: 48913
Hearing Date: September 27, 2007

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: Consultus Asset Valuation