

<b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	<b>Docket Number: 47064</b>
Petitioner: <b>2755 SOUTH LOCUST 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.: 06322-02-099-000**

**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:            \$2,250,000**

(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 12th day of May 2008.

**BOARD OF ASSESSMENT APPEALS**

This decision was put on record

May 8, 2008

*Karen E Hart*

Karen E. Hart

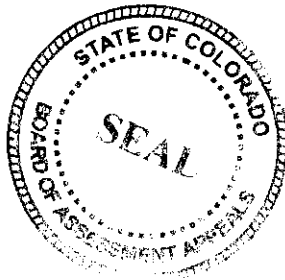
I hereby certify that this is a true and correct copy of the decision of the Board of Assessment Appeals.

*Debra A. Baumbach*

Debra A. Baumbach

*Toni Rigiroszi*

Toni Rigiroszi



2008 MAY -8 PM 1:28

STATE OF COLORADO  
BOARD OF ASSESSMENT APPEALS

<b>BOARD OF ASSESSMENT APPEALS</b> <b>STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203
Petitioner:  <b>2755 SOUTH LOCUST LLC</b>  v.  Respondent:  <b>DENVER COUNTY BOARD OF EQUALIZATION</b> 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:  47064  Schedule Number:  06322-02-099
---

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

Petitioner, 2755 SOUTH LOCUST 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:  
 2755 So. Locust St.  
 Denver, Colorado 80222
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	\$	562,700.00
Improvements	\$	<u>1,770,900.00</u>
Total	\$	2,333,600.00

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

Land	\$	562,700.00
Improvements	\$	<u>1,770,900.00</u>
Total	\$	2,333,600.00

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	\$	562,700.00
Improvements	\$	<u>1,687,300.00</u>
Total	\$	2,250,000.00

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:

The value was adjusted based upon information contained in the subject's base period rent roll and operating statement which were recently made available.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on May 9, 2008 at 8:30 AM be vacated.

DATED this 2 day of May, 2008.

Agent/Attorney/Petitioner

Denver County Board of Equalization

By: 

By: 

Todd J. Stevens  
Stevens & Associates, Inc.  
640 Plaza Drive, Suite 290  
Littleton, CO 80129  
(303) 347-1878

Alice J. Major #19454  
201 West Colfax Avenue, Dept. 1207  
Denver, CO 80202  
Telephone: 720-913-3275  
Fax: 720-913-3180  
Docket No: 47064