

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 47073
Petitioner: THIRD EAST MEXICO COMPANY, 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.: 06193-00-047-000

Category: Valuation Property Type: Residential
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: \$8,670,000
(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 17th day of March 2008.

BOARD OF ASSESSMENT APPEALS

This decision was put on record

March 14, 2008

Karen E Hart

Karen E. Hart

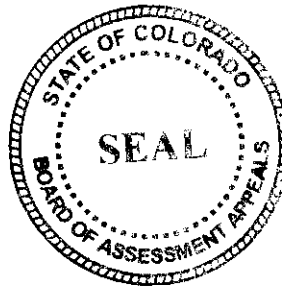
I hereby certify that this is a true and correct copy of the decision of the Board of Assessment Appeals.

Debra A. Baumbach

Debra A. Baumbach

Toni Rigiroszi

Toni Rigiroszi



**BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO**

1313 Sherman Street, Room 315
Denver, Colorado 80203

Petitioner:

THIRD EAST MEXICO

v.

Respondent:

DENVER COUNTY BOARD OF EQUALIZATION

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:

46029 & 47073

Schedule Number:

6193-00-047

STIPULATION (AS TO TAX YEARS 2005 & 2006 ACTUAL VALUE)

STATE OF COLORADO
CLERK OF DISTRICT COURT
2009 MAR 13 PM 3:00

Petitioner, THIRD EAST MEXICO, and Respondent, DENVER COUNTY BOARD OF EQUALIZATION, hereby enters into this Stipulation regarding the tax years 2005 & 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:
4225 E. Mexico Ave.
Denver, Colorado 80222
2. The subject property is classified as Multi-Family Residential.
3. The County Assessor originally assigned the following actual value on the subject property for tax years 2005 & 2006.

Land	\$	312,600.00
Improvements	\$	<u>9,913,500.00</u>
Total	\$	10,226,100.00

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

Land	\$	312,600.00
Improvements	\$	<u>9,913,500.00</u>
Total	\$	10,226,100.00

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 & 2006.

Land	\$	312,600.00
Improvements	\$	<u>8,357,400.00</u>
Total	\$	8,670,000.00

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

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

The value reduction is based on new market sales data.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on March 7th, 2008 at 1:00 P.M. be vacated.

DATED this 10 day of March, 2008.

Agent for 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: 47073