

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 47278
Petitioner: 4901 YORK STREET L.L.C. & 4985 YORK STREET L.L.C., 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.: 02144-00-027-000+2

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: \$2,569,900
 (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 22nd day of January 2008.

BOARD OF ASSESSMENT APPEALS

This decision was put on record

January 18, 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 Rigirozzi

Toni Rigirozzi



BOARD OF ASSESSMENT APPEALS STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	<div style="writing-mode: vertical-rl; transform: rotate(180deg);"> STATE OF COLORADO BOARD OF ASSESSMENT APPEALS 2008 JAN 16 PM 1:41 </div> Docket Number: 47278 Schedule Numbers: 2144-00-027, 2144-00-077, 2144-00-082 and New Parcels – 2144-00-112 and 2144-00-113
Petitioner:	
4901 YORK STREET LLC & 4985 YORK STREET LLC v. Respondent:	
DENVER COUNTY BOARD OF EQUALIZATION Attorneys for Denver County Board of Equalization City Attorney Michelle Bush #38443 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, 4901 YORK STREET LLC & 4985 YORK STREET LLC, and Respondent, DENVER COUNTY BOARD OF EQUALIZATION, hereby enter 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 properties subject to this Stipulation are described as:

 4901-4985 York Street
 Denver, Colorado

2. The subject property is classified as commercial property.

3. Attachment A reflects the actual values of the subject property, as assigned by the Assessor for tax year 2006.

4. Attachment B reflects the actual values of the subject property 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 property, 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:


Recognition of excess vacancy and the sale prices of the subject properties.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on February 5, 2008 at 8:30am be vacated.


DATED this 11th day of January, 2007.

Agent for Petitioner

Denver County Board of Equalization


Daniel R. Bartholomew #16772
~~2121 S. Oneida St., Suite 600~~
Denver, CO 80224

**6795 E. TENNESSEE AVE.
SUITE 400**

By: 
Michelle Bush # ~~38443~~
Assistant City Attorney
201 West Colfax Avenue, Dept. 1207
Denver, CO 80202
Telephone: 720-913-3275
Fax: 720-913-3180

Docket Number: 47278

ATTACHMENT A

ACTUAL VALUES, AS ASSIGNED BY THE ASSESSOR

Docket Number 47278

OLD PARCEL NUMBERS

Schedule Number	Land Value	Improvement Value	Total Actual Value
2144-00-027	\$352,800.00	\$1,402,700.00	\$1,755,500.00
2144-00-077	\$174,000.00	\$529,300.00	\$703,300.00
2144-00-082	\$201,200.00	\$618,700.00	\$819,900.00
Total	\$728,000.00	\$2,550,700.00	\$3,278,700.00

ATTACHMENT B

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

Docket Number 47278

OLD PARCEL NUMBERS

Schedule Number	Land Value	Improvement Value	Total Actual Value
2144-00-027	\$352,800.00	\$1,402,700.00	\$1,755,500.00
2144-00-077	\$174,000.00	\$529,300.00	\$703,300.00
2144-00-082	\$201,200.00	\$618,700.00	\$819,900.00
Total	\$728,000.00	\$2,550,700.00	\$3,278,700.00

ATTACHMENT C

ACTUAL VALUES, AS AGREED TO BY ALL PARTIES

Docket Number 47278

NEW PARCEL NUMBERS

Schedule Number	Land Value	Improvement Value	Total Actual Value
2144-00-112	\$516,100.00	\$1,233,900.00	\$1,750,000.00
2144-00-113	\$335,600.00	\$484,300.00	\$819,900.00
Total	\$851,700.00	\$1,718,200.00	\$2,569,900.00