

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 49185
Petitioner: SIXTEEN CAL LLC, 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.: 02345-28-006-000

Category: Valuation Property Type: Commercial Real

2. Petitioner is protesting the 2007 actual value of the subject property.
3. The parties agreed that the 2007 actual value of the subject property should be reduced to:

Total Value: \$4,850,000

(Reference Attached Stipulation)

4. The Board concurs with the Stipulation.

ORDER:

Respondent is ordered to reduce the 2007 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 5th day of November 2008.

BOARD OF ASSESSMENT APPEALS

This decision was put on record

November 4, 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:

SIXTEEN CAL LLC

v.

Respondent:

DENVER COUNTY BOARD OF EQUALIZATION

Attorneys for Denver County Board of Equalization

City Attorney

Charles T. Solomon #26873
Assistant City Attorney
201 West Colfax Avenue, Dept. 1207
Denver, Colorado 80202
Telephone: 720-913-3275
Facsimile: 720-913-3180

2009 OCT 1 11:11:19

Docket Number:

49185

Schedule Number:

2345-28-006

STIPULATION (AS TO TAX YEAR 2007 ACTUAL VALUE)

Petitioner, SIXTEEN CAL LLC, and Respondent, DENVER COUNTY BOARD OF EQUALIZATION, hereby enters into this Stipulation regarding the tax year 2007 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:
1600 California St.
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 year 2007.

Land	\$	3,240,400.00
Improvements	\$	<u>1,852,800.00</u>
Total	\$	5,093,200.00

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

Land	\$	3,240,400.00
Improvements	\$	<u>1,852,800.00</u>
Total	\$	5,093,200.00

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 2007.

Land	\$	3,240,400.00
Improvements	\$	<u>1,609,600.00</u>
Total	\$	4,850,000.00

6. The valuations, as established above, shall be binding only with respect to tax year 2007.

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

Analysis of the subject property's actual income and expense statement indicated a reduction in value is appropriate.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on October 31, 2008 at 1:00 PM be vacated.

DATED this 27th day of October, 2008.

Agent/Attorney/Petitioner

Denver County Board of Equalization

By: HM Licht, Agent
 Licht & Company
 9101 Kenyon Ave. Ste. 3900
 Denver, CO 80237

By: Charles T. Solomon
 Charles T. Solomon #26873
 201 West Colfax Avenue, Dept. 1207
 Denver, CO 80202
 Telephone: 720-913-3275
 Fax: 720-913-3180
 Docket No: 49185