

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

1313 Sherman Street, Room 315  
Denver, Colorado 80203

**Docket Number: 49330**

Petitioner:

**ST. CHARLES ROCK ISLAND INVESTORS, 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.: 02331-20-010-000**

**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:            \$2,150,000**

(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 13th day of August 2009.

**BOARD OF ASSESSMENT APPEALS**

*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



STATE OF COLORADO  
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<b>BOARD OF ASSESSMENT APPEALS</b> <b>STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	
Petitioner:  <b>ST. CHARLES ROCK ISLAND INVESTORS, LLC</b>  v.  Respondent:  <b>BOARD OF EQUALIZATION OF THE CITY AND COUNTY OF DENVER</b>	Docket Number:  49330  Schedule Number:  02331-20-010-000
Attorneys for Board of Equalization of the City and County of Denver  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	
<b>STIPULATION (AS TO TAX YEAR 2007 ACTUAL VALUE)</b>	

Petitioner, ST. CHARLES ROCK ISLAND INVESTORS, LLC, and Respondent, BOARD OF EQUALIZATION OF THE CITY AND COUNTY OF DENVER, 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:  
  
1614 15<sup>th</sup> Street  
Denver, Colorado 80202

2. The property is classified as Property Type property. Commercial

3. The County Assessor originally assigned the following actual value on the subject property for tax year 2007.

Land	\$	588,100.00
Improvements	\$	<u>1,815,500.00</u>
Total	\$	<u>2,403,600.00</u>

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

Land	\$	588,100.00
Improvements	\$	<u>1,815,500.00</u>
Total	\$	<u>2,403,600.00</u>

5. After further review and negotiation, the Petitioner and Board of Equalization of the City and County of Denver agree to the following actual value for the subject property for tax year 2007.

Land	\$	588,100.00
Improvements	\$	<u>1,561,900.00</u>
Total	\$	<u>2,150,000.00</u>

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:

The recognition of the subject properties condition resulted in an adjustment to the assigned value.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on September 3, 2009 at 8:30 AM be vacated.

DATED this 5<sup>th</sup> day of August, 2009.

Agent/Attorney/Petitioner

Board of Equalization of the City and  
County of Denver

*Barry J Goldstein*

*Michelle Bush*

By: \_\_\_\_\_

By: \_\_\_\_\_

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