## BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO

1313 Sherman Street, Room 315 Denver, Colorado 80203

Petitioner:

VIADUCT FARMS LLC,

V.

Respondent:

DENVER COUNTY BOARD OF EQUALIZATION.

## ORDER ON STIPULATION

Docket Number: 49501

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.: 02277-06-001-000

Category: Valuation Property Type: Industrial

- 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: \$1,175,000

(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 29th day of July 2009.

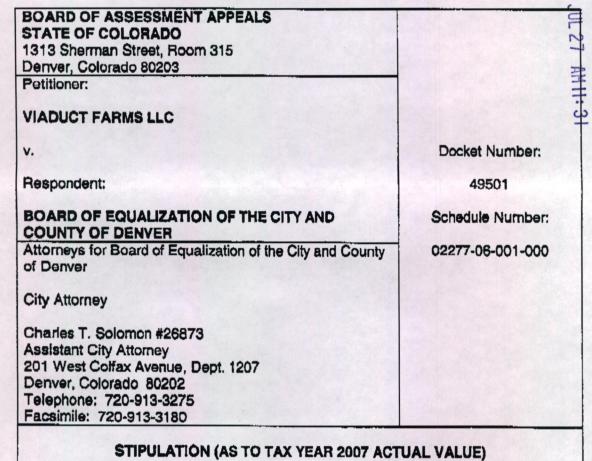
**BOARD OF ASSESSMENT APPEALS** 

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

Karen & Hart
En E. Hart

Delra a Baumbach

Lax sont by : (20713188



Petitioner, VIADUCT FARMS 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:

> 2669 Larimer Street Denver, Colorado 80205

2. The subject property is classified as commercial property. Land \$ 430,200.00 Improvements \$ 805,300.00 \$ 1,235,500,00

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:

> 430,200.00 Improvements \$ 805,300.00

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 \$ 430,200.00 Improvements \$ 744,800.00 Total \$ 1,175,000.00

- 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:

To account for the roof condition.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on July 15, 2009 at 8:30 AM be vacated.

DATED this 22 day of ML

Agent/Attorney/Petitioner

Attention: Jason Letman Consultus Asset Valuation 68 Inverness Lane East #205 Englewood, CO 80112 Telephone: (303) 770-2420

Board of Equalization of the City and County of Denver

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