

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

1313 Sherman Street, Room 315
Denver, Colorado 80203

Docket Number: 49548

Petitioner:

REVERE LTD PART-1 LLLP,

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.: 01252-00-014-000+5

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: \$5,300,000

(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 16th day of March 2009.

BOARD OF ASSESSMENT APPEALS

This decision was put on record

March 13, 2009

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: REVERE LIMITED PARTNERSHIP - 1 LLLP v. Respondent: BOARD OF EQUALIZATION OF THE CITY AND COUNTY OF DENVER	Docket Number: 49548 Schedule Number:
Attorneys for Board of Equalization of the City and County of Denver City Attorney Eugene J. Kottenstette #6391 Assistant City Attorney 201 West Colfax Avenue, Dept. 1207 Denver, Colorado 80202 Telephone: 720-913-3275 Facsimile: 720-913-3180	01252-00-012-000 01252-00-014-000 01252-00-015-000 01252-00-016-000 01252-00-031-000 01252-00-032-000
STIPULATION (AS TO TAX YEAR 2007 ACTUAL VALUE)	

STATE OF COLORADO
 BOARD OF ASSESSMENT APPEALS
 2009 MAR 13 PM 1:01

Petitioner, REVERE LIMITED PARTNERSHIP - 1, 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:

 3710-3860 Revere Street
 Denver, Colorado 80239

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.

01252-00-012-000

Land	\$ 147,100
Improvements	\$ 887,800
Total	\$1,034,900

01252-00-014-000

Land	\$ 98,600
Improvements	\$ 672,100
Total	\$ 770,700

01252-00-015-000

Land	\$ 104,500
Improvements	\$ 669,800
Total	\$ 774,300

01252-00-016-000

Land	\$ 104,900
Improvements	\$ 658,800
Total	\$ 763,700

01252-00-031-000

Land	\$ 203,400
Improvements	\$1,074,900
Total	\$1,278,300

01252-00-032-000

Land	\$ 203,600
Improvements	\$1,093,000
Total	\$1,296,600

Total value (6 parcels) = \$5,918,500

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:

<u>01252-00-012-000</u>	
Land	\$ 147,100
Improvements	\$ 887,800
Total	\$1,034,900

<u>01252-00-014-000</u>	
Land	\$ 98,600
Improvements	\$ 672,100
Total	\$ 770,700

<u>01252-00-015-000</u>	
Land	\$ 104,500
Improvements	\$ 669,800
Total	\$ 774,300

<u>01252-00-016-000</u>	
Land	\$ 104,900
Improvements	\$ 658,800
Total	\$ 763,700

<u>01252-00-031-000</u>	
Land	\$ 203,400
Improvements	\$1,074,900
Total	\$1,278,300

<u>01252-00-032-000</u>	
Land	\$ 203,600
Improvements	\$1,093,000
Total	\$1,296,600

Total value (6 parcels) = \$5,918,500

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.

01252-00-012-000

Land	\$ 147,100
Improvements	\$ 779,600
Total	\$ 926,700

01252-00-014-000

Land	\$ 98,600
Improvements	\$ 591,600
Total	\$ 690,200

01252-00-015-000

Land	\$ 104,500
Improvements	\$ 588,900
Total	\$ 693,400

01252-00-016-000

Land	\$ 104,900
Improvements	\$ 579,000
Total	\$ 683,900

01252-00-031-000

Land	\$ 203,400
Improvements	\$ 941,300
Total	\$1,144,700

01252-00-032-000

Land	\$ 203,600
Improvements	\$ 957,500
Total	\$1,161,100

Total value (6 parcels) = \$5,300,000

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:

Recognition of actual income for the subject property during the base period.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on March 27, 2009 at 1:00 PM be vacated.

DATED this 10th day of March, 2009.

Agent/Attorney/Petitioner

Board of Equalization of the City and
County of Denver

By: 

Dan George

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