

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 49561
Petitioner: SPORTS AUTHORITY, 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.: 05096-11-001-000+3

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: \$3,200,000
(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 26th day of June 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
BD OF ASSESSMENT APPEALS
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BOARD OF ASSESSMENT APPEALS STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	
Petitioner: SPORTS AUTHORITY	
v.	Docket Number:
Respondent:	49561
BOARD OF EQUALIZATION OF THE CITY AND COUNTY OF DENVER	Schedule Number:
Attorneys for Board of Equalization of the City and County of Denver	05096-11-001-000
City Attorney	05096-10-014-000
Michelle Bush #38443	05096-10-013-000
Assistant City Attorney	05096-00-007-000
201 West Colfax Avenue, Dept. 1207	
Denver, Colorado 80202	
Telephone: 720-913-3275	
Facsimile: 720-913-3180	
STIPULATION (AS TO TAX YEAR 2007 ACTUAL VALUE)	

Petitioner, SPORTS AUTHORITY, 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:

50 South Kalamath Street, et al.
Denver, Colorado 80223
2. The subject property is classified as warehouse property and the associated parking lots parcels.

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

05096-11-001-000:	Land	\$2,014,300
	Improvements	<u>\$ 721,500</u>
	Total	\$2,735,800
05096-10-014-000:	Land	\$ 60,500
	Improvements	<u>\$ 3,000</u>
	Total	\$ 63,500
05096-10-013-000:	Land	\$ 239,000
	Improvements	<u>\$ 20,600</u>
	Total	259,600
05096-00-007-000:	Land	\$ 171,900
	Improvements	<u>\$ 6,300</u>
	Total	\$ 178,200

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:

05096-11-001-000:	Land	\$2,014,300
	Improvements	<u>\$ 721,500</u>
	Total	\$2,735,800
05096-10-014-000:	Land	\$ 60,500
	Improvements	<u>\$ 3,000</u>
	Total	\$ 63,500
05096-10-013-000:	Land	\$ 239,000
	Improvements	<u>\$ 20,600</u>
	Total	259,600
05096-00-007-000:	Land	\$ 171,900
	Improvements	<u>\$ 6,300</u>
	Total	\$ 178,200

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.

05096-11-001-000:	Land	\$2,014,300
	Improvements	<u>\$ 684,400</u>
	Total	\$2,698,700
05096-10-014-000:	Land	\$ 60,500
	Improvements	<u>\$ 3,000</u>
	Total	\$ 63,500
05096-10-013-000:	Land	\$ 239,000
	Improvements	<u>\$ 20,600</u>
	Total	259,600
05096-00-007-000:	Land	\$ 171,900
	Improvements	<u>\$ 6,300</u>
	Total	\$ 178,200

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:

More consideration was made on the condition and functional obsolescence of the building.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on July 14, 2009 at 8:30 AM be vacated.

DATED this 19th day of June, 2009

Agent/Attorney/Petitioner

Board of Equalization of the City and
County of Denver

By: Dan George
Dan George
1st Net Real Estate Services, Inc.
3333 S. Wadsworth Blvd., Suite 200
Lakewood, CO 80227-5170
Telephone: (720) 962-5750

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