

<b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	<b>Docket Number: 50568</b>
Petitioner: <b>SIXTEEN HUNDRED WYNKOOP LTD.,</b>  v.  Respondent: <b>DENVER COUNTY BOARD OF EQUALIZATION.</b>	
<b>ORDER ON STIPULATION</b>	

**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.: 02331-12-037-037**  
  
**Category: Valuation      Property Type: Commercial Real**
2. Petitioner is protesting the 2008 actual value of the subject property.
3. The parties agreed that the 2008 actual value of the subject property should be reduced to:  
  

**Total Value:            \$1,600,000**  
(Reference Attached Stipulation)
4. The Board concurs with the Stipulation.

**ORDER:**

Respondent is ordered to reduce the 2008 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 6th day of January 2009.

**BOARD OF ASSESSMENT APPEALS**

This decision was put on record

January 5, 2009



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



Toni Rigirozzi



<b>BOARD OF ASSESSMENT APPEALS</b> <b>STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	
Petitioner:  <b>SIXTEEN HUNDRED WYNKOOP LTD.</b>  v.  Respondent:  <b>DENVER COUNTY BOARD OF EQUALIZATION</b>	Docket Numbers:  49305 for 2007 50568 for 2008  Schedule Number:  02331-12-037-230
Attorneys for Denver County Board of Equalization  City Attorney  Max Taylor #35403 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 YEARS 2007 AND 2008 ACTUAL VALUE)</b>	

Petitioner, SIXTEEN HUNDRED WYNKOOP LTD., and Respondent, DENVER COUNTY BOARD OF EQUALIZATION, hereby enter into this Stipulation regarding the tax years 2007 and 2008 valuations 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 Wynkoop Street #1  
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 years 2007 and 2008.

Land	\$	323,500.00
Improvements	\$	<u>1,455,900.00</u>
Total	\$	1,779,400.00

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

Land	\$	323,500.00
Improvements	\$	<u>1,455,900.00</u>
Total	\$	1,779,400.00

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 0708.

Land	\$	323,500.00
Improvements	\$	<u>1,276,500.00</u>
Total	\$	1,600,000.00

6. The valuations, as established above, shall be binding only with respect to tax years 2007 and 2008.

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

Recognition of the actual income for the subject property.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on February 2, 2009 at 8:30 AM be vacated.

DATED this \_\_\_\_\_ day of \_\_\_\_\_, 2008.

Agent/Attorney/Petitioner

Denver County Board of Equalization

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