

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

1313 Sherman Street, Room 315
Denver, Colorado 80203

Docket Number: 50675

Petitioner:

ALLIED TRADES INC.,

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.: 02233-09-002-000+4

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: \$1,215,400

(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 15th day of July 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 Rigiroszi

Toni Rigiroszi



STATE OF COLORADO
BOARD OF ASSESSMENT APPEALS

2009 JUL 14 PM 12: 08

BOARD OF ASSESSMENT APPEALS STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	
Petitioner: ALLIED TRADES, INC. v. Respondent: BOARD OF EQUALIZATION OF THE CITY AND COUNTY OF DENVER 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	Docket Number: 50675 Schedule Number: 02233-02-003 02233-09-002 02233-09-005 02233-09-006 02233-09-008
STIPULATION (AS TO TAX YEAR 2008 ACTUAL VALUE)	

Petitioner, ALLIED TRADES, INC., and Respondent, BOARD OF EQUALIZATION OF THE CITY AND COUNTY OF DENVER, hereby enters into this Stipulation regarding the tax year 2008 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:

3800 – 3940 Wynkoop Street
Denver, Colorado 80216
2. The subject property is classified as vacant land.

3. The County Assessor originally assigned the following actual value on the subject property for tax year 2008.

Land	\$	1,069,600.00
Improvements	\$	<u>184,300.00</u>
Total	\$	1,253,900.00

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	\$	1,069,600.00
Improvements	\$	<u>184,300.00</u>
Total	\$	1,253,900.00

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 2008.

Land	\$	1,031,100.00
Improvements	\$	<u>184,300.00</u>
Total	\$	1,215,400.00

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

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

An additional size discount was given to parcel 02233-09-006 to maintain a uniform pricing for all of the above mentioned parcels (see attached value breakdown on each parcel) -- Please see Exhibit A.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on June 29, 2009 at 8:30 AM be vacated.

DATED this 13 day of July, 2009.

Agent/Attorney/Petitioner

Board of Equalization of the City and
County of Denver

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

By: 
Eugene J. Kottenstette #6391
201 West Colfax Avenue, Dept. 1207
Denver, CO 80202
Telephone: 720-913-3275
Fax: 720-913-3180
Docket No: 50675

3800-3940 Wynkoop St

<u>Schedule #</u>	<u>Land Area</u>	<u>Base Rate</u>	<u>Disc</u>	<u>Disc Rate</u>	<u>Old Land Value</u>	<u>New Land Value</u>	<u>Net Change</u>	<u>Imp Value</u>	<u>2007 Total Value</u>
02233-02-003	33,755	\$6.00	-20%	\$4.80	\$162,000	\$162,000	\$0	\$26,700	\$188,700
02233-09-002	34,225	\$6.00	-20%	\$4.80	\$164,300	\$164,300	\$0	\$25,400	\$189,700
02233-09-005	16,340	\$6.00	-20%	\$4.80	\$78,400	\$78,400	\$0	\$12,200	\$90,600
02233-09-006	64,067	\$6.00	-20%	\$4.80	\$346,000	\$307,500	\$38,500	\$105,000	\$412,500
02233-09-008	66,440	\$6.00	-20%	\$4.80	<u>\$318,900</u>	<u>\$318,900</u>	<u>\$0</u>	<u>\$15,000</u>	<u>\$333,900</u>
					\$1,069,600	\$1,031,100	\$38,500	\$184,300	\$1,215,400

