

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 51281
Petitioner: YAMPA VALLEY LAND & CATTLE, v. Respondent: DENVER COUNTY BOARD OF COMMISSIONERS.	
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.: 01144-10-013-000

Category: Abatement Property Type: Industrial
2. Petitioner is protesting the 05-06 actual value of the subject property.
3. The parties agreed that the 05-06 actual value of the subject property should be reduced to:

Total Value: \$1,500,000
 (Reference Attached Stipulation)
4. The Board concurs with the Stipulation.

ORDER:

Respondent is ordered to reduce the 05-06 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 2010.

BOARD OF ASSESSMENT APPEALS

Karen E Hart

Karen E. Hart

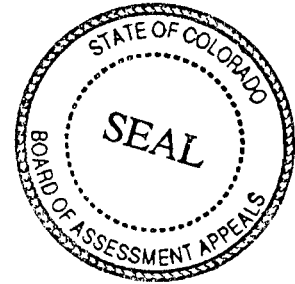
I hereby certify that this is a true and correct copy of the decision of the Board of Assessment Appeals.

Debra A. Baumbach

Debra A. Baumbach

Cara McKeller

Cara McKeller



BOARD OF ASSESSMENT APPEALS STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	
Petitioner: YAMPA VALLEY LAND & CATTLE v. Respondent: BOARD OF EQUALIZATION OF THE CITY AND COUNTY OF DENVER	Docket Number: 51281 Schedule Number: 01144-10-013-000
Attorneys for Board of Equalization of the City and County of Denver 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	
STIPULATION (AS TO TAX YEARS 2005 AND 2006 ACTUAL VALUE)	

Petitioner, YAMPA VALLEY LAND & CATTLE, and Respondent, BOARD OF EQUALIZATION OF THE CITY AND COUNTY OF DENVER, hereby enter into this Stipulation regarding the tax year 2005-2006 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:

 5005-5025 Nome
 Denver, Colorado 80239
2. The subject property is classified as Commercial Warehouse property.

3. The County Assessor originally assigned the following actual value on the subject property for tax years 2005-2006 .

Land	\$	308,200.00
Improvements	\$	<u>1,508,600.00</u>
Total	\$	1,816,800.00

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	\$	308,200.00
Improvements	\$	<u>1,508,600.00</u>
Total	\$	1,816,800.00

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 years 2005-2006.

Land	\$	308,200.00
Improvements	\$	<u>1,191,800.00</u>
Total	\$	1,500,000.00

6. The valuations, as established above, shall be binding only with respect to tax years 2005-2006.

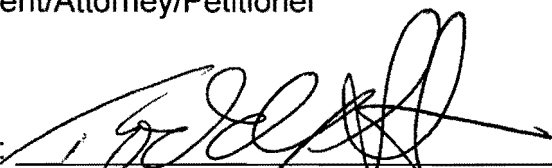
7. Brief narrative as to why the reduction was made:

A further review of information exchanged by the assessor and the petitioner, income and expense ratios related to the subject, and comparable market sales in the area indicated a lower overall value.

8. Both parties agree to be responsible for their own costs, expert and attorney fees, waiving any claim against each other for such, and agree that any hearing before the Board of Assessment Appeals not be scheduled or be vacated if already scheduled.


DATED this 12 day of July, 2010.

Agent/Attorney/Petitioner

By: 

Todd J. Stevens
Stevens & Associates, Inc.
9800 Mt. Pyramid Court, #220
Englewood, CO 80112
Telephone: (303) 347-1878

Board of Equalization of the City and
County of Denver

By: 

Max Taylor #35403
201 West Colfax Avenue, Dept. 1207
Denver, CO 80202
Telephone: 720-913-3275
Fax: 720-913-3180
Docket No: 51281