

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 51578
Petitioner: COLORADO FREE UNIVERSITY, INC., 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.: 06092-01-012-000

Category: Abatement Property Type: Commercial Real
2. Petitioner is protesting the 06-07 actual value of the subject property.
3. The parties agreed that the 06-07 actual value of the subject property should be reduced to:

Total Value: \$1,358,700

(Reference Attached Stipulation)
4. The Board concurs with the Stipulation.

ORDER:

Respondent is ordered to reduce the 06-07 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 21st day of May 2010.

BOARD OF ASSESSMENT APPEALS

Karen E Hart

Karen E. Hart

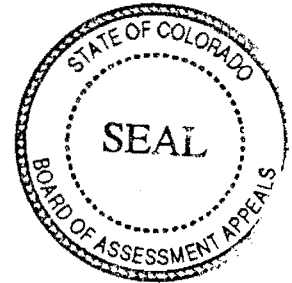
I hereby certify that this is a true and correct copy of the decision of the Board of Assessment Appeals.

C McKeller

Cara McKeller

Debra A. Baumbach

Debra A. Baumbach



BOARD OF ASSESSMENT APPEALS

STATE OF COLORADO

1313 Sherman Street, Room 315
Denver, Colorado 80203

Petitioner:

COLORADO FREE UNIVERSITY, INC.

v.

Respondent:

DENVER COUNTY BOARD OF COMMISSIONERS

Attorneys for Denver County Board of Commissioners

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

Docket Number:

51578

Schedule Number:

06092-01-012-000

STIPULATION (AS TO TAX YEAR 2006-2007 ACTUAL VALUE)

Petitioner, COLORADO FREE UNIVERSITY, INC., and Respondent, DENVER COUNTY BOARD OF COMMISSIONERS, hereby enters into this Stipulation regarding the tax years 2006-2007 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:
7653 East 1st Place
Denver, Colorado 80230
2. The subject property is classified as commercial real property.

3. The County Assessor originally assigned the following actual value on the subject property for tax years 2006-2007.

Tax Year 2006:

Land	\$ 653,800.00
Improvements:	<u>\$ 759,400.00</u>
TOTAL	\$1,413,200.00

Tax Year 2007:

Land	\$ 653,800.00
Improvements:	<u>\$ 904,300.00</u>
TOTAL	\$1,558,100.00

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

Tax Year 2006:

Land	\$ 653,800.00
Improvements:	<u>\$ 759,400.00</u>
TOTAL	\$1,413,200.00

Tax Year 2007:

Land	\$ 653,800.00
Improvements:	<u>\$ 878,100.00</u>
TOTAL	\$1,531,900.00

5. After further review and negotiation, the Petitioner and Denver County Board of Commissioners agree to the following actual value for the subject property for tax year 2006-2007.

Tax Year 2006:

Land	\$ 653,800.00
Improvements:	\$ 614,200.00
TOTAL	<u>\$1,268,000.00</u>

Tax Year 2007:

Land	\$ 653,800.00
Improvements:	\$ 704,900.00
TOTAL	<u>\$1,358,700.00</u>

6. The valuations, as established above, shall be binding only with respect to tax years 2006-2007.

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

The recognition of additional functional obsolescence and building area that is used for storage and other purposes.

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 11 day of May, 2010.

Agent/Attorney/Petitioner

Denver County Board of Commissioners

By: 

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

By: 

Max Taylor #35403
201 West Colfax Avenue, Dept. 1207
Denver, CO 80202
Telephone: 720-913-3275
Fax: 720-913-3180
Docket No: 51578