

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 51625
Petitioner: 918 17TH ST. LLC, 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.: 02345-25-018-000
 Category: Abatement Property Type: Industrial

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: \$16,700,000
 (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 2nd day of November 2010.

BOARD OF ASSESSMENT APPEALS

Karen E Hart

Karen E. Hart

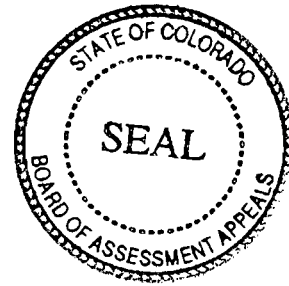
Debra A. Baumbach

Debra A. Baumbach

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

CM

Cara McKeller



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BOARD OF ASSESSMENT APPEALS STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	
Petitioner: 918 17TH ST LLC	
v.	Docket Number:
Respondent:	51625
DENVER COUNTY BOARD OF COMMISSIONERS Attorneys for Denver County Board of Commissioners	Schedule Number:
City Attorney	02345-25-018-000
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 YEAR 2006 & 2007 ACTUAL VALUE)	

Petitioner, 918 17TH ST. LLC, and Respondent, DENVER COUNTY BOARD OF COMMISSIONERS, hereby enter into this Stipulation regarding the tax years 2006 and 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:

918 17th Street
Denver, Colorado 80202
2. The subject property is classified as office property.

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

Tax Year 2006

Land	\$	3,122,800.00
Improvements	\$	<u>6,242,700.00</u>
Total	\$	9,365,500.00

Tax Year 2007

Land	\$	4,158,400.00
Improvements	\$	<u>6,557,000.00</u>
Total	\$	10,715,400.00

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	\$	3,122,800.00
Improvements	\$	<u>6,242,700.00</u>
Total	\$	9,365,500.00

Tax Year 2007

Land	\$	4,158,400.00
Improvements	\$	<u>6,557,000.00</u>
Total	\$	10,715,400.00

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 years 2006 and 2007.

Tax Year 2006

Land	\$	3,122,800.00
Improvements	\$	<u>5,077,200.00</u>
Total	\$	8,200,000.00

Tax Year 2007

Land	\$	4,158,400.00
Improvements	\$	<u>4,341,600.00</u>
Total	\$	8,500,000.00

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

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

The income and expense presented by the petitioner were considered along with the building's status of being closed down for good during the years in question. More consideration of the building's lack of marketability as an office was deemed necessary.

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 21 day of October, 2010.

Agent/Attorney/Petitioner

Denver County Board of Commissioners

By: 

By: 

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