

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 53266
Petitioner: ANNEX, 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.: 02332-17-020-020

Category: Abatement Property Type: Commercial Real
2. Petitioner is protesting the 07-08 actual value of the subject property.
3. The parties agreed that the 07-08 actual value of the subject property should be reduced to:

Total Value: \$797,500

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

ORDER:

Respondent is ordered to reduce the 07-08 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 22nd day of September 2010.

BOARD OF ASSESSMENT APPEALS

Karen E Hart

Karen E. Hart

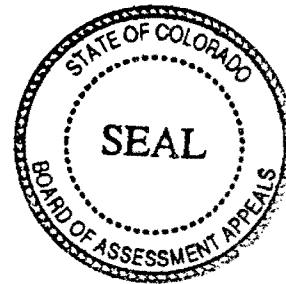
I hereby certify that this is a true and correct copy of the decision of the Board of Assessment Appeals.

Cara McKeller

Cara McKeller

Debra A. Baumbach

Debra A. Baumbach



BOARD OF ASSESSMENT APPEALS STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 53266 Schedule Number: 02332-17-020-020
Petitioner: THE ANNEX LLC v. Respondent: DENVER COUNTY BOARD OF COMMISSIONERS	
Attorneys for Denver County Board of Commissioners City Attorney Charles T. Solomon #26873 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 2007-2008 ACTUAL VALUE)	

Petitioner, THE ANNEX LLC, and Respondent, DENVER COUNTY BOARD OF COMMISSIONERS, hereby enter into this Stipulation regarding the tax years 2007-2008 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:

 1449 Wynkoop Street #300
 Denver, Colorado 80202
2. The subject property is classified as residential property.

3. The County Assessor originally assigned the following actual value on the subject property for tax years 2007-2008.

Land	\$	66,600.00
Improvements	\$	<u>1,076,700.00</u>
Total	\$	1,143,300.00

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

Land	\$	66,600.00
Improvements	\$	<u>1,076,700.00</u>
Total	\$	1,143,300.00

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 2007-2008.

Land	\$	66,600.00
Improvements	\$	<u>730,900.00</u>
Total	\$	797,500.00

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

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

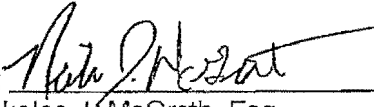
The reduction is based on 9 arms length base period sales within the subject's Steelbridge Lofts complex. This is considered a strong indicator of value.

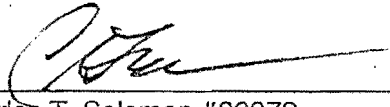
8. Both parties agree to be responsible for their own costs, expert and attorney fees, waiving any claim against each other for such, and agree that any hearing before the Board of Assessment Appeals not be scheduled or be vacated if already scheduled.

DATED this 15th day of SEPTEMBER, 2010.

Agent/Attorney/Petitioner

Denver County Board of Commissioners

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