BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO

1313 Sherman Street, Room 315 Denver, Colorado 80203

Petitioner:

DIKEOU REALTY,

v.

Respondent:

DENVER COUNTY BOARD OF EQUALIZATION.

ORDER ON STIPULATION

Docket Number: 54501

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.: 02345-32-019-000V

Category: Valuation Property Type: Commercial Real

- 2. Petitioner is protesting the 2009 actual value of the subject property.
- 3. The parties agreed that the 2009 actual value of the subject property should be reduced to:

Total Value:

\$1,594,800

(Reference Attached Stipulation)

4. The Board concurs with the Stipulation.

ORDER:

Respondent is ordered to reduce the 2009 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 18th day of February 2011.

BOARD OF ASSESSMENT APPEALS

Karin & Hart

Karen E. Hart

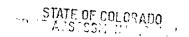
I hereby certify that this is a true and correct copy of the decision of the Board of Assessment Appeals.

Cara McKeller

Sura a Baumbach

Debra A. Baumbach





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BOARD OF ASSESSMENT APPEALS	
STATE OF COLORADO	
1313 Sherman Street, Room 315	
Denver, Colorado 80203	
Petitioner:	
DIKEOU REALTY	
v.	Docket Number:
Respondent:	54501
BOARD OF EQUALIZATION OF THE CITY AND COUNTY OF DENVER	Schedule Number:
Attorneys for Board of Equalization of the City and County of Denver	02345-32-019-000
City Attorney	
David V. Cooke #34623	
Assistant City Attorney	
201 West Colfax Avenue, Dept. 1207	
Denver, Colorado 80202	
Telephone: 720-913-3275	
Facsimile: 720-913-3180	
CTIDIU ATION (AC TO TAY VEAD 2000 ACTUAL VALUE)	

STIPULATION (AS TO TAX YEAR 2009 ACTUAL VALUE)

Petitioner, DIKEOU REALTY, and Respondent, BOARD OF EQUALIZATION OF THE CITY AND COUNTY OF DENVER, hereby enter into this Stipulation regarding the tax year 2009 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:

1513 Champa Street Denver, Colorado

- 2. The subject property is classified as commercial (vacant land) real property.
- 3. The County Assessor originally assigned the following actual value on the subject property for tax year 2009.

Land \$ 1,781,300.00 Improvements \$ 1,000.00 Total \$ 1,782,300.00

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 \$ 1,781,300.00 Improvements \$ 1,000.00 Total \$ 1,782,300.00

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 2009.

Land \$ 1,593,800.00 Improvements \$ 1,000.00 Total \$ 1,594,800.00

- 6. The valuations, as established above, shall be binding only with respect to tax year 2009.
 - 7. Brief narrative as to why the reduction was made:

After further review, an adjustment was warranted.

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 14 day of Christian, 2011.

Agent/Attorney/Petitioner

Steve Letman

Consultus Asset Valuation 68 Inverness Lane East, #205

Englewood, CO 80112

Telephone: (303) 770-2420

Board of Equalization of the City and

County of Denver

201 West Colfax Avenue, Dept. 1207

Denver, CO 80202

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Fax: 720-913-3180 Docket No: 54501