BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 55079
Petitioner: **GIBSON PROPERTIES LLC,** v. Respondent: **DENVER COUNTY BOARD OF EQUALIZATION.**	

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.: 02153-00-074-000

    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: $1,550,000

    (Reference Attached Stipulation)

4. The Board concurs with the Stipulation.

1

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.

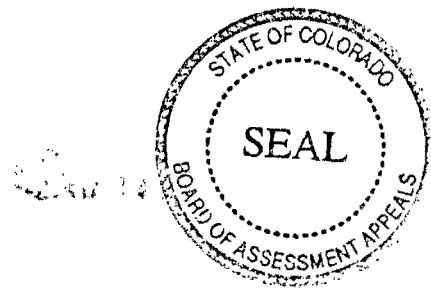**DATED AND MAILED** this 5th day of April 2011.

BOARD OF ASSESSMENT APPEALS

_____
Diane M. DeVries

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

_____
Debra A. Baumbach

_____
Cara McKeller

SEAL
STATE OF COLORADO
BOARD OF ASSESSMENT APPEALS

2

BOARD OF ASSESSMENT APPEALS **STATE OF COLORADO** 1313 Sherman Street, Room 315 Denver, Colorado 80203	
Petitioner: **GIBSON PROPERTIES LLC** v. Respondent: **BOARD OF EQUALIZATION OF THE CITY AND COUNTY OF DENVER**	Docket Number: 55079 Schedule Number:
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	02153-00-074-000

STIPULATION (AS TO TAX YEAR 2009 ACTUAL VALUE)

Petitioner, GIBSON PROPERTIES LLC, 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:

    4909 Fox Street
    Denver, Colorado 80216

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 year 2009.

Land	$	415,000.00
Improvements	$	1,419,900.00
Total	$	1,834,900.00

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	$	415,000.00
Improvements	$	1,419,900.00
Total	$	1,834,900.00

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	$	415,000.00
Improvements	$	1,135,000.00
Total	$	1,550,000.00

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:

The value was adjusted after review of actual income and expense levels.

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 30 day of March , 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: 55079