

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 55389
Petitioner: COMMONS 19,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.: 02332-11-011-000+1

Category: Abatement Property Type: Vacant Land
2. Petitioner is protesting the 2008 actual value of the subject property.
3. The parties agreed that the 2008 actual value of the subject property should be reduced to:

Total Value: \$10,000,000

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

ORDER:

Respondent is ordered to reduce the 2008 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 27th day of February 2012.

BOARD OF ASSESSMENT APPEALS

Diane M. DeVries

Diane M. DeVries

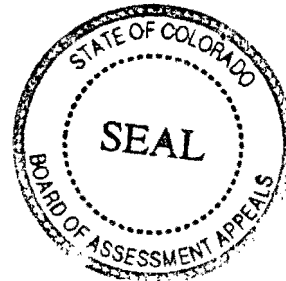
I hereby certify that this is a true and correct copy of the decision of the Board of Assessment Appeals.

Debra A. Baumbach

Debra A. Baumbach

Cara McKeller

Cara McKeller



2012 FEB 17 PM 1:30

BOARD OF ASSESSMENT APPEALS STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	
Petitioner: COMMONS 19, LLC	
v.	
Respondent: DENVER COUNTY BOARD OF COMMISSIONERS	Docket Number: 55389
Attorneys for Denver County Board of Commissioners City Attorney Michelle Bush #38443 Assistant City Attorney 201 West Colfax Avenue, Dept. 1207 Denver, Colorado 80202 Telephone: 720-913-3275 Facsimile: 720-913-3180	Schedule Number: 02332-11-011-000+1
STIPULATION (AS TO TAX YEAR 2008 ACTUAL VALUE)	

Petitioner, COMMONS 19, LLC and Respondent, DENVER COUNTY BOARD OF COMMISSIONERS, hereby enter into this Stipulation regarding the tax year 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:

1501 – 1593 Delgany Street
Denver, Colorado
2. The subject property is classified as non-residential real property.

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

		02332-11-011-000	02332-11-012-000
Land	\$	6,552,000	7,195,700
Improvements	\$	<u>1,000</u>	<u>1,000</u>
Total	\$	6,553,000	7,196,700

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

		02332-11-011-000	02332-11-012-000
Land	\$	6,550,000	7,195,700
Improvements	\$	<u>1,000</u>	<u>1,000</u>
Total	\$	6,553,000	7,196,700

5. After further review and negotiation, the Petitioner and the Denver County Board of Commissioners agree to the following actual value for the subject property for tax year 2008.

		02332-11-011-000	02332-11-012-000
Land	\$	4,764,200	5,233,800
Improvements	\$	<u>1,000</u>	<u>1,000</u>
Total	\$	4,765,200	5,234,800

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

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

Stipulation amount was negotiated at hearing by the city attorney's office. The amount agreed to was \$10,000,000 overall for both parcels.

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 nor be vacated if already scheduled.

DATED this 10th day of February, 2012.

Agent/Attorney/Petitioner



By: _____
Sterling Equities Inc. # 2218
Barry J. Goldstein
950 S. Cherry St. #320
Denver, CO 80246
Telephone: 303-757-8865

Denver County Board of Commissioners



By: _____
Michelle Bush #38443
201 West Colfax Avenue, Dept. 1207
Denver, CO 80202
Telephone: 720-913-3275
Fax: 720-913-3180
Docket # 55389