

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 56164
Petitioner: PLACO, 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.: 05211-15-029-000+1

Category: Abatement Property Type: Industrial
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: \$2,150,000
(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 8th day of December 2011.

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

CM

Cara McKeller



BOARD OF ASSESSMENT APPEALS STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 56164 Schedule Number: 05211-15-029-000+1
Petitioner: PLACO, LLC v. Respondent: BOARD OF COUNTY COMMISSIONERS OF THE CITY AND COUNTY OF DENVER	
Attorneys for Board of County Commissioners of the City and County of Denver City Attorney Charles T. Solomon #26873 Assistant City Attorney 201 West Colfax Avenue, Dept. 1207 Denver, Colorado 80202 Telephone: 720-TBD Facsimile: 720-913-3180	
STIPULATION (AS TO TAX YEARS 2007-2008 ACTUAL VALUE)	

Petitioner, PLACO, LLC, and Respondent, BOARD OF COUNTY COMMISSIONERS OF THE CITY AND COUNTY OF DENVER, hereby enters into this Stipulation regarding the tax years 2007 and 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 properties subject to this Stipulation are described as:

1215 South Inca Street
Denver, CO 80223

AND

1215 S Huron Street
Denver, CO 80223

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 2007 and 2008.

PARCEL 05211-15-029-000

Land	\$	685,800.00
Improvements	\$	<u>744,000.00</u>
Total	\$	1,429,800.00

PARCEL 05211-16-001-000

Land	\$	200,000.00
Improvements	\$	<u>614,800.00</u>
Total	\$	814,800.00

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

PARCEL 05211-15-029-000

Land	\$	685,800.00
Improvements	\$	<u>744,000.00</u>
Total	\$	1,429,800.00

PARCEL 05211-16-001-000

Land	\$	200,000.00
Improvements	\$	<u>614,800.00</u>
Total	\$	814,800.00

5. After further review and negotiation, the Petitioner and Board of County Commissioners of the City and County of Denver agree to the following actual value for the subject property for tax years 2007-2008.

PARCEL 05211-15-029-000

Land	\$	685,800.00
Improvements	\$	<u>714,200.00</u>
Total	\$	1,400,000.00

PARCEL 05211-16-001-000

Land	\$	200,000.00
Improvements	\$	<u>550,000.00</u>
Total	\$	750,000.00

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

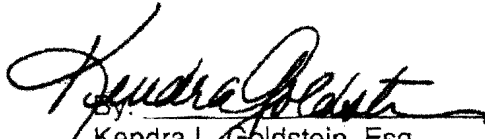
7. Brief narrative as to why the reduction was made:

Further analysis of the make-up of the subject's revenue and the other approaches to 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 30th day of November, 2011.

Agent/Attorney/Petitioner



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Board of County Commissioners of the
City and County of Denver

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