

<b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	<b>Docket Number: 56262</b>
Petitioner: <b>RICKENBAUGH CADILLAC COMPANY,</b>  v.  Respondent: <b>DENVER COUNTY BOARD OF COMMISSIONERS.</b>	
<b>ORDER ON STIPULATION</b>	

**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.: 05091-07-021-000+2**  
  
**Category: Abatement      Property Type: Industrial**
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:            \$2,566,600**  
 (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 30th day of September 2011.

**BOARD OF ASSESSMENT APPEALS**

*Diane M. DeVries*

\_\_\_\_\_  
Diane M. DeVries

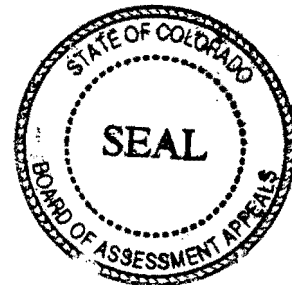
I hereby certify that this is a true and correct copy of the decision of the Board of Assessment Appeals.

*Debra A. Baumbach*

\_\_\_\_\_  
Debra A. Baumbach

*CM*

\_\_\_\_\_  
Cara McKeller



2011 SEP 28 PM 4: 01

<b>BOARD OF ASSESSMENT APPEALS</b> <b>STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 56262  Schedule Number: 05091-07-021-000 + 2
Petitioner:  <b>RICKENBAUGH CADILLAC COMPANY</b>  v.  Respondent:  <b>BOARD OF COUNTY COMMISSIONERS OF THE CITY AND COUNTY OF DENVER</b>	
Attorneys for Board of County Commissioners of the City and County of Denver  City Attorney  Michelle Bush #38433 Assistant City Attorney 201 West Colfax Avenue, Dept. 1207 Denver, Colorado 80202 Telephone: 720-913-3275 Facsimile: 720-913-3180	
<b>STIPULATION (AS TO TAX YEAR 2009 ACTUAL VALUE)</b>	

Petitioner, RICKENBAUGH CADILLAC COMPANY, and Respondent, BOARD OF COUNTY COMMISSIONERS 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 properties subject to this Stipulation are described as:

401 – 421 Santa Fe Drive; 425 Santa Fe Drive; and 465 Santa Fe Drive  
Denver, Colorado 80204

2. The subject properties are classified as commercial real property.

3. The County Assessor originally assigned the following actual values on the subject properties for tax year 2009.

05091-07-021-000

Land	\$	401,600.00
Improvements	\$	<u>1,041,100.00</u>
Total	\$	1,442,700.00

05091-07-022-000

Land	\$	133,900.00
Improvements	\$	<u>664,300.00</u>
Total	\$	798,200.00

05091-07-034-000

Land	\$	535,500.00
Improvements	\$	<u>59,800.00</u>
Total	\$	595,300.00

TOTAL FOR THE THREE PARCELS

Land	\$	1,071,000.00
Improvements	\$	<u>1,765,200.00</u>
Total	\$	2,836,200.00

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 properties as follows:

05091-07-021-000

Land	\$	401,600.00
Improvements	\$	<u>1,041,100.00</u>
Total	\$	1,442,700.00

05091-07-022-000

Land	\$	133,900.00
Improvements	\$	<u>664,300.00</u>
Total	\$	798,200.00

05091-07-034-000

Land	\$	535,500.00
Improvements	\$	<u>59,800.00</u>
Total	\$	595,300.00

TOTAL FOR THE THREE PARCELS

Land	\$	1,071,000.00
Improvements	\$	<u>1,765,200.00</u>
Total	\$	2,836,200.00

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 values for the subject properties for tax year 2009.

05091-07-021-000

Land	\$	401,600.00
Improvements	\$	<u>771,500.00</u>
Total	\$	1,173,100.00

05091-07-022-000

Land	\$	133,900.00
Improvements	\$	<u>664,300.00</u>
Total	\$	798,200.00

05091-07-034-000

Land	\$	535,500.00
Improvements	\$	<u>59,800.00</u>
Total	\$	595,300.00

TOTAL OF ALL THREE PARCELS

Land	\$	1,071,000.00
Improvements	\$	<u>1,495,600.00</u>
Total	\$	2,566,600.00

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: More consideration was made to the actual rental income rate, which was provided by the petitioner.


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 21<sup>ST</sup> day of September, 2011.

Agent/Attorney/Petitioner

Board of Equalization of the City and  
County of Denver

By:   
Mike Walter  
1<sup>st</sup> Net Real Estate Services, Inc.  
3333 S. Wadsworth Blvd Unit #200  
Lakewood, CO 80227  
Telephone: 720-962-5750

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

Docket No: 56262