

<b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	<b>Docket Number: 56326</b>
Petitioner: <b>1445 MARKET STREET INC.,</b>  v. Respondent: <b>DENVER COUNTY BOARD OF EQUALIZATION.</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.: 2331-18-051-051+5**  
     **Category: Valuation      Property Type: Commercial Real**
2. Petitioner is protesting the 2010 actual value of the subject property.
3. The parties agreed that the 2010 actual value of the subject property should be reduced to:  
     **Total Value:            \$10,328,100**  
     (Reference Attached Stipulation)
4. The Board concurs with the Stipulation.

**ORDER:**

Respondent is ordered to reduce the 2010 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



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<b>BOARD OF ASSESSMENT APPEALS</b> <b>STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	
Petitioner:  <b>1445 MARKET STREET INC,</b> v.	
Respondent:  <b>BOARD OF EQUALIZATION OF THE CITY AND COUNTY OF DENVER</b>	Docket Number:  56326
Attorneys for Board of Equalization of the City and County of Denver  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's:  02331-18-051-051+5
<b>STIPULATION (AS TO TAX YEAR 2010 ACTUAL VALUE)</b>	

Petitioner, 1445 MARKET STREET INC., and Respondent, BOARD OF EQUALIZATION OF THE CITY AND COUNTY OF DENVER, hereby enters into this Stipulation regarding tax year 2010 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:  
  
1445 Market Street  
Denver, Colorado 80202
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 2010.

02331-18-051-051

Land	\$	42,000.00
Improvements	\$	<u>284,600.00</u>
Total	\$	326,600.00

02331-18-052-052

Land	\$	91,900.00
Improvements	\$	<u>390,300.00</u>
Total	\$	482,200.00

02331-18-053-053

Land	\$	286,100.00
Improvements	\$	<u>1,681,000.00</u>
Total	\$	1,967,100.00

02331-18-055-055

Land	\$	546,000.00
Improvements	\$	<u>2,139,900.00</u>
Total	\$	2,685,900.00

02331-18-056-056

Land	\$	548,600.00
Improvements	\$	<u>2,030,600.00</u>
Total	\$	2,579,200.00

02331-18-057-057

Land	\$	543,400.00
Improvements	\$	<u>2,035,800.00</u>
Total	\$	2,579,200.00

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:

02331-18-051-051

Land	\$	42,000.00
Improvements	\$	<u>284,600.00</u>
Total	\$	326,600.00

02331-18-052-052	Land	\$	91,900.00
	Improvements	\$	<u>390,300.00</u>
	Total	\$	482,200.00

02331-18-053-053	Land	\$	286,100.00
	Improvements	\$	<u>1,681,000.00</u>
	Total	\$	1,967,100.00

02331-18-055-055	Land	\$	546,000.00
	Improvements	\$	<u>2,139,900.00</u>
	Total	\$	2,685,900.00

02331-18-056-056	Land	\$	548,600.00
	Improvements	\$	<u>2,030,600.00</u>
	Total	\$	2,579,200.00

02331-18-057-057	Land	\$	543,400.00
	Improvements	\$	<u>2,035,800.00</u>
	Total	\$	2,579,200.00

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 2010.

02331-18-051-051	Land	\$	42,000.00
	Improvements	\$	<u>284,600.00</u>
	Total	\$	326,600.00

02331-18-052-052	Land	\$	91,900.00
	Improvements	\$	<u>390,300.00</u>
	Total	\$	482,200.00

02331-18-053-053	Land	\$	286,100.00
	Improvements	\$	<u>1,388,900.00</u>
	Total	\$	1,675,000.00

02331-18-055-055

Land	\$	546,000.00
Improvements	\$	<u>2,139,900.00</u>
Total	\$	2,685,900.00

02331-18-056-056

Land	\$	548,600.00
Improvements	\$	<u>2,030,600.00</u>
Total	\$	2,579,200.00


02331-18-057-057

Land	\$	543,400.00
Improvements	\$	<u>2,035,800.00</u>
Total	\$	2,579,200.00


6. The valuations, as established above, shall be binding only with respect to tax year 2010.
7. Brief narrative as to why the reduction was made:  
  
Further analysis of the make-up of the subject's revenue and the condition as of the assessment date.
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 15<sup>th</sup> day of September, 2011.

Agent/Attorney/Petitioner

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Board of Equalization of the City and  
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