

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 56499
Petitioner: WELLS FARGO BANK #120666, 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.: 353-137-000

Category: Abatement

Property Type: Commercial Personal

2. Petitioner is protesting the 2003 thru 2009 actual value of the subject property.
3. The parties agreed that the 2003 actual value of the subject property should be reduced to:

Total Value: \$7,438,452.00

(Reference attached stipulation)

4. The parties agreed that the 2004 actual value of the subject property should be reduced to:

Total Value: \$7,368,383.00

(Reference attached stipulation)

6. The parties agreed that the 2005 actual value of the subject property should be reduced to:

Total Value: \$8,604,361.00

(Reference attached stipulation)

7. The parties agreed that the 2006 actual value of the subject property should be reduced to:

Total Value: \$8,297,198.00

(Reference attached stipulation)

7. The parties agreed that the 2007 actual value of the subject property should be reduced to:

Total Value: \$9,462,683.00

(Reference attached stipulation)

9. The parties agreed that the 2008 actual value of the subject property should be reduced to:

Total Value: \$8,683,179.00

(Reference attached stipulation)

9. The parties agreed that the 2009 actual value of the subject property should be reduced to:

Total Value: \$8,031,725.00

(Reference attached stipulation)

9. The Board concurs with the attached Stipulation.


ORDER:

Respondent is ordered to reduce the 20038 thru 2009 actual value of the subject property, as set forth in the attached Stipulation.

The DENVER County Assessor is directed to change his/her records accordingly.

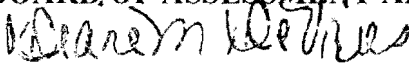
DATED/MAILED this 7th day of November, 2011.

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




Cara McKeller

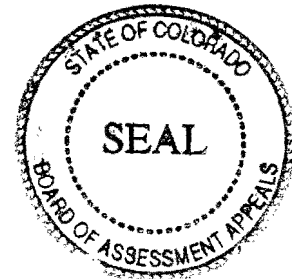
BOARD OF ASSESSMENT APPEALS



Diane M. DeVries



Debra A. Baumbach



BOARD OF ASSESSMENT APPEALS STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 56499 Schedule Number: 353137000
Petitioner: Wells Fargo Bank #120666 vs. Respondent: DENVER COUNTY BOARD OF COMMISSIONERS	
Attorneys for the Board of County Commissioners City Attorney Michelle Bush Assistant City Attorney 201 West Colfax Avenue, Dept. 1207 Denver, Colorado 80202 Telephone: 720-913-8085 Facsimile: 720-913-3180	
STIPULATION (AS TO TAX YEAR 2003 ACTUAL VALUE)	

Petitioner, Wells Fargo Bank, and Respondent, BOARD OF COUNTY COMMISSIONERS OF THE CITY AND COUNTY OF DENVER, hereby enter into this Stipulation regarding the tax year 2003 valuation of the subject property, and jointly move the Board of Assessment Appeals to enter its order based on this Stipulation.

Petitioner and Respondent agree and stipulate as follows:

1. The property subject to this Stipulation is described as:

1700 Lincoln St Denver, CO 80203
2. The subject property is classified as business personal property.

3. The County Assessor originally assigned the following actual value on the subject property for tax year 2003.

Personal Property	\$19,361,439
TOTAL	\$19,361,439

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:

Personal Property	\$19,361,439
TOTAL	\$19,361,439

5. After further review and negotiation, the Petitioner and the Board of County Commissioners of the City and County of Denver agree to the following actual value for the subject property for tax year 2003.

Personal Property	\$7,438,452
TOTAL	\$7,438,452

6. The valuation, as established above, shall be binding only with respect to tax year 2003.

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

Upon further review the Assessor determined the value should be reduced because the taxpayer disposed of several assets and some duplicate assessments existed in the previous value.


8. Both parties agree that no interest will be paid on any refund associated with the revision of value in this stipulation.

9. Both parties agree that no hearing is necessary and should be vacated at this time.

DATED this 3rd day of November, 2011.

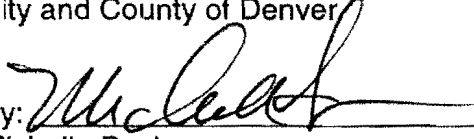
Wells Fargo Bank

By: _____


Alan Poe
The Poe Law Office LLC
7200 South Alton Way, Suite B-150
Centennial, CO 80112
Telephone: 303-993-3953
Fax: 720-519-1095

Board of County Commissioners of the
City and County of Denver

By: _____


Michelle Bush
201 West Colfax Avenue, Dept. 1207
Denver, CO 80202
Telephone: 720-913-8085
Fax: 720-913-3180
Docket No: 56599

BOARD OF ASSESSMENT APPEALS STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 56499 Schedule Number: 353137000
Petitioner: Wells Fargo Bank #120666 vs. Respondent: DENVER COUNTY BOARD OF COMMISSIONERS	
Attorneys for the Board of County Commissioners City Attorney Michelle Bush Assistant City Attorney 201 West Colfax Avenue, Dept. 1207 Denver, Colorado 80202 Telephone: 720-913-8085 Facsimile: 720-913-3180	
STIPULATION (AS TO TAX YEAR 2004 ACTUAL VALUE)	

Petitioner, Wells Fargo Bank, and Respondent, BOARD OF COUNTY COMMISSIONERS OF THE CITY AND COUNTY OF DENVER, hereby enters into this Stipulation regarding the tax year 2004 valuation of the subject property, and jointly moves the Board of Assessment Appeals to enter its order based on this Stipulation.

The Petitioner and Respondent agree and stipulate as follows:

1. The property subject to this Stipulation is described as:

1700 Lincoln St Denver, CO 80203
2. The subject property is classified as business personal property.

3. The County Assessor originally assigned the following actual value on the subject property for tax year 2004.

Personal Property	\$17,273,631
TOTAL	\$17,273,631

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:

Personal Property	\$17,273,631
TOTAL	\$17,273,631

5. After further review and negotiation, the Petitioner and the Board of County Commissioners of the City and County of Denver agree to the following actual value for the subject property for tax year 2004.

Personal Property	\$7,368,383
TOTAL	\$7,368,383

6. The valuation, as established above, shall be binding only with respect to tax year 2004.

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

Upon further review the Assessor determined the value should be reduced because the taxpayer disposed of several assets and some duplicate assessments existed in the previous value.

8. Both parties agree that no interest will be paid on any refund associated with the revision of value in this stipulation.

9. Both parties agree that no hearing is necessary and should be vacated at this time.

DATED this 3rd day of November, 2011.

Wells Fargo Bank

By: 

Alan Poe
The Poe Law Office LLC
7200 South Alton Way, Suite B-150
Centennial, CO 80112
Telephone: 303-993-3953
Fax: 720-519-1095

Board of County Commissioners of the
City and County of Denver

By: 

Michelle Bush
201 West Colfax Avenue, Dept. 1207
Denver, CO 80202
Telephone: 720-913-8085
Fax: 720-913-3180
Docket No: 56599

BOARD OF ASSESSMENT APPEALS STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 56499 Schedule Number: 353137000
Petitioner: Wells Fargo Bank #120666 vs. Respondent:	
DENVER COUNTY BOARD OF COMMISSIONERS Attorneys for the Board of County Commissioners City Attorney Michelle Bush Assistant City Attorney 201 West Colfax Avenue, Dept. 1207 Denver, Colorado 80202 Telephone: 720-913-8085 Facsimile: 720-913-3180	
STIPULATION (AS TO TAX YEAR 2005 ACTUAL VALUE)	

Petitioner, Wells Fargo Bank, and Respondent, BOARD OF COUNTY COMMISSIONERS OF THE CITY AND COUNTY OF DENVER, hereby enters into this Stipulation regarding the tax year 2005 valuation of the subject property, and jointly moves the Board of Assessment Appeals to enter its order based on this Stipulation.

Petitioner and Respondent agree and stipulate as follows:

1. The property subject to this Stipulation is described as:

1700 Lincoln St Denver, CO 80203
2. The subject property is classified as business personal property.

3. The County Assessor originally assigned the following actual value on the subject property for tax year 2005.

Personal Property	\$17,756,743
TOTAL	\$17,756,743

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:

Personal Property	\$17,756,743
TOTAL	\$17,756,743

5. After further review and negotiation, Petitioner and the Board of County Commissioners of the City and County of Denver agree to the following actual value for the subject property for tax year 2005.

Personal Property	\$8,604,361
TOTAL	\$8,604,361

6. The valuation, as established above, shall be binding only with respect to tax year 2005.

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

Upon further review the Assessor determined the value should be reduced because the taxpayer disposed of several assets and some duplicate assessments existed in the previous value.

8. Both parties agree that no interest will be paid on any refund associated with the revision of value in this stipulation.

9. Both parties agree that no hearing is necessary and should be vacated at this time.

DATED this 3rd day of November, 2011.

Wells Fargo Bank

By: 

Alan Poe
The Poe Law Office LLC
7200 South Alton Way, Suite B-150
Centennial, CO 80112
Telephone: 303-993-3953
Fax: 720-519-1095

Board of County Commissioners of the
City and County of Denver

By: 

Michelle Bush
201 West Colfax Avenue, Dept. 1207
Denver, CO 80202
Telephone: 720-913-8085
Fax: 720-913-3180
Docket No: 56599

BOARD OF ASSESSMENT APPEALS STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 56499 Schedule Number: 353137000
Petitioner: Wells Fargo Bank #120666 vs. Respondent: DENVER COUNTY BOARD OF COMMISSIONERS	
Attorneys for the Board of County Commissioners City Attorney Michelle Bush Assistant City Attorney 201 West Colfax Avenue, Dept. 1207 Denver, Colorado 80202 Telephone: 720-913-8085 Facsimile: 720-913-3180	
STIPULATION (AS TO TAX YEAR 2006 ACTUAL VALUE)	

Petitioner, Wells Fargo Bank, and Respondent, BOARD OF COUNTY COMMISSIONERS OF THE CITY AND COUNTY OF DENVER, hereby enter into this Stipulation regarding the tax year 2006 valuation of the subject property, and jointly moves the Board of Assessment Appeals to enter its order based on this Stipulation.

Petitioner and Respondent agree and stipulate as follows:

1. The property subject to this Stipulation is described as:

1700 Lincoln St Denver, CO 80203
2. The subject property is classified as business personal property.

3. The County Assessor originally assigned the following actual value on the subject property for tax year 2006.

Personal Property	\$16,766,376
TOTAL	\$16,766,376

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:

Personal Property	\$16,766,376
TOTAL	\$16,766,376

5. After further review and negotiation, the Petitioner and the Board of County Commissioners of the City and County of Denver agree to the following actual value for the subject property for tax year 2006.

Personal Property	\$8,297,198
TOTAL	\$8,297,198

6. The valuation, as established above, shall be binding only with respect to tax year 2006.

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

Upon further review the Assessor determined the value should be reduced because the taxpayer disposed of several assets and some duplicate assessments existed in the previous value.

8. Both parties agree that no interest will be paid on any refund associated with the revision of value in this stipulation.

9. Both parties agree that no hearing is necessary and should be vacated at this time.

DATED this 3rd day of November, 2011.

Wells Fargo Bank

By: 

Alan Poe
The Poe Law Office LLC
7200 South Alton Way, Suite B-150
Centennial, CO 80112
Telephone: 303-993-3953
Fax: 720-519-1095

Board of County Commissioners of the
City and County of Denver

By: 

Michelle Bush
201 West Colfax Avenue, Dept. 1207
Denver, CO 80202
Telephone: 720-913-8085
Fax: 720-913-3180
Docket No: 56599

BOARD OF ASSESSMENT APPEALS STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 56499 Schedule Number: 353137000
Petitioner: Wells Fargo Bank #120666 vs. Respondent: DENVER COUNTY BOARD OF COMMISSIONERS	
Attorneys for the Board of County Commissioners City Attorney Michelle Bush Assistant City Attorney 201 West Colfax Avenue, Dept. 1207 Denver, Colorado 80202 Telephone: 720-913-8085 Facsimile: 720-913-3180	
· STIPULATION (AS TO TAX YEAR 2007 ACTUAL VALUE)	

Petitioner, Wells Fargo Bank, and Respondent, BOARD OF COUNTY COMMISSIONERS OF THE CITY AND COUNTY OF DENVER, hereby enter into this Stipulation regarding the tax year 2007 valuation of the subject property, and jointly moves the Board of Assessment Appeals to enter its order based on this Stipulation.

Petitioner and Respondent agree and stipulate as follows:

1. The property subject to this Stipulation is described as:

1700 Lincoln St Denver, CO 80203

2. The subject property is classified as business personal property.

3. The County Assessor originally assigned the following actual value on the subject property for tax year 2007.

Personal Property	\$18,357,671
TOTAL	\$18,357,671

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:

Personal Property	\$18,357,671
TOTAL	\$18,357,671

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

Personal Property	\$9,462,683
TOTAL	\$9,462,683

6. The valuation, as established above, shall be binding only with respect to tax year 2007.

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

Upon further review the Assessor determined the value should be reduced because the taxpayer disposed of several assets and some duplicate assessments existed in the previous value.

8. Both parties agree that no interest will be paid on any refund associated with the revision of value in this stipulation.
9. Both parties agree that no hearing is necessary and should be vacated at this time.

DATED this 3rd day of November, 2011.

Wells Fargo Bank

By: _____

Alan Poe
The Poe Law Office LLC
7200 South Alton Way, Suite B-150
Centennial, CO 80112
Telephone: 303-993-3953
Fax: 720-519-1095

Board of County Commissioners of the
City and County of Denver

By: _____

Michelle Bush
201 West Colfax Avenue, Dept. 1207
Denver, CO 80202
Telephone: 720-913-8085
Fax: 720-913-3180
Docket No: 56599

BOARD OF ASSESSMENT APPEALS STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 56499 Schedule Number: 353137000
Petitioner: Wells Fargo Bank #120666 vs. Respondent: DENVER COUNTY BOARD OF COMMISSIONERS	
Attorneys for the Board of County Commissioners City Attorney Michelle Bush Assistant City Attorney 201 West Colfax Avenue, Dept. 1207 Denver, Colorado 80202 Telephone: 720-913-8085 Facsimile: 720-913-3180	
STIPULATION (AS TO TAX YEAR 2008 ACTUAL VALUE)	

Petitioner, Wells Fargo Bank, and Respondent, BOARD OF COUNTY COMMISSIONERS OF THE CITY AND COUNTY OF DENVER, hereby enter into this Stipulation regarding the tax year 2008 valuation of the subject property, and jointly moves the Board of Assessment Appeals to enter its order based on this Stipulation.

Petitioner and Respondent agree and stipulate as follows:

1. The property subject to this Stipulation is described as:

1700 Lincoln St Denver, CO 80203
2. The subject property is classified as business personal property.

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

Personal Property	\$17,705,601
TOTAL	\$17,705,601

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:

Personal Property	\$17,705,601
TOTAL	\$17,705,601

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

Personal Property	\$8,683,179
TOTAL	\$8,683,179

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

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

Upon further review the Assessor determined the value should be reduced because the taxpayer disposed of several assets and some duplicate assessments existed in the previous value.

8. Both parties agree that no interest will be paid on any refund associated with the revision of value in this stipulation.
9. Both parties agree that no hearing is necessary and should be vacated at this time.

DATED this 3rd day of November, 2011.

Wells Fargo Bank

By: _____

Alan Poe
The Poe Law Office LLC
7200 South Alton Way, Suite B-150
Centennial, CO 80112
Telephone: 303-993-3953
Fax: 720-519-1095

Board of County Commissioners of the
City and County of Denver

By: _____

Michelle Bush
201 West Colfax Avenue, Dept. 1207
Denver, CO 80202
Telephone: 720-913-8085
Fax: 720-913-3180
Docket No: 56599

BOARD OF ASSESSMENT APPEALS STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 56499 Schedule Number: 353137000
Petitioner: Wells Fargo Bank #120666 vs. Respondent:	
DENVER COUNTY BOARD OF COMMISSIONERS Attorneys for the Board of County Commissioners City Attorney Michelle Bush Assistant City Attorney 201 West Colfax Avenue, Dept: 1207 Denver, Colorado 80202 Telephone: 720-913-8085 Facsimile: 720-913-3180	
STIPULATION (AS TO TAX YEAR 2009 ACTUAL VALUE)	

Petitioner, Wells Fargo Bank, 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 moves the Board of Assessment Appeals to enter its order based on this Stipulation.

Petitioner and Respondent agree and stipulate as follows:

1. The property subject to this Stipulation is described as:

1700 Lincoln St Denver, CO 80203
2. The subject property is classified as business personal property.

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

Personal Property	\$16,536,659
TOTAL	\$16,536,659

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:

Personal Property	\$16,536,659
TOTAL	\$16,536,659

5. After further review and negotiation, the Petitioner and the Board of County Commissioners of the City and County of Denver agree to the following actual value for the subject property for tax year 2009.

Personal Property	\$8,031,725
TOTAL	\$8,031,725

6. The valuation, as established above, shall be binding only with respect to tax year 2009.

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


Upon further review the Assessor determined the value should be reduced because the taxpayer disposed of several assets and some duplicate assessments existed in the previous value.

8. Both parties agree that no interest will be paid on any refund associated with the revision of value in this stipulation.

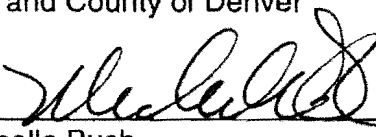
9. Both parties agree that no hearing is necessary and should be vacated at this time.

DATED this 3rd day of November, 2011.

Wells Fargo Bank

By: 
Alan Poe
The Poe Law Office LLC
7200 South Alton Way, Suite B-150
Centennial, CO 80112
Telephone: 303-993-3953
Fax: 720-519-1095

Board of County Commissioners of the
City and County of Denver

By: 
Michelle Bush
201 West Colfax Avenue, Dept. 1207
Denver, CO 80202
Telephone: 720-913-8085
Fax: 720-913-3180
Docket No: 56599