

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 56600
Petitioner: PEORIA INDUSTRIAL, INC., 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.: 01242-02-001-000+2

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: \$27,000,000

(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 7th day of December 2010.

BOARD OF ASSESSMENT APPEALS

Karen E Hart

Karen E. Hart

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

CM

Cara McKeller

Debra A Baumbach

Debra A. Baumbach



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BOARD OF ASSESSMENT APPEALS STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	
Petitioner: PEORIA INDUSTRIAL, INC.	
v.	Docket Number:
Respondent:	56600
BOARD OF EQUALIZATION OF THE CITY AND COUNTY OF DENVER	Schedule Number:
Attorneys for Board of Equalization of the City and County of Denver	01242-02-001-000 01242-02-002-000 01242-02-003-000
City Attorney Max Taylor #35403 Assistant City Attorney 201 West Colfax Avenue, Dept. 1207 Denver, Colorado 80202 Telephone: 720-913-3275 Facsimile: 720-913-3180	
STIPULATION (AS TO TAX YEAR 2010 ACTUAL VALUE)	

Petitioner, PEORIA INDUSTRIAL, INC., and Respondent, BOARD OF EQUALIZATION OF THE CITY AND COUNTY OF DENVER, hereby enter into this Stipulation regarding the 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:

12330/12360 East 46th Avenue
13100 Albrook Drive
Denver, Colorado 80239
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.

-001

Land	\$	1,840,800.00
Improvements	\$	<u>4,787,000.00</u>
Total	\$	6,627,800.00

-002

Land	\$	3,083,800.00
Improvements	\$	<u>10,719,200.00</u>
Total	\$	13,803,000.00

-003

Land	\$	2,079,400.00
Improvements	\$	<u>6,070,100.00</u>
Total	\$	8,149,500.00

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:

001

Land	\$	1,840,800.00
Improvements	\$	<u>4,787,000.00</u>
Total	\$	1,025,000.00

-002

Land	\$	3,083,800.00
Improvements	\$	<u>10,719,200.00</u>
Total	\$	13,803,000.00

-003

Land	\$	2,079,400.00
Improvements	\$	<u>6,070,100.00</u>
Total	\$	8,149,500.00

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.

-001		
	Land	\$ 1,840,800.00
	Improvements	\$ <u>4,420,500.00</u>
	Total	\$ 6,261,300.00

-002		
	Land	\$ 3,083,800.00
	Improvements	\$ <u>9,956,000.00</u>
	Total	\$ 13,039,800.00

-003		
	Land	\$ 2,079,400.00
	Improvements	\$ <u>5,619,500.00</u>
	Total	\$ 7,698,900.00

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 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.

Docket # 56600

DATED this 24th day of November, 2010.

Agent/Attorney/Petitioner

Board of Equalization of the City and
County of Denver

By: _____

Ian James
Thomson Property Tax Services
1125 17th Street, Suite 1575
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Telephone: (303) 292-6208

By: _____

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