BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO

1313 Sherman Street, Room 315 Denver, Colorado 80203

Petitioner:

PJ TRUST LLC,

v.

Respondent:

DENVER COUNTY BOARD OF EQUALIZATION.

ORDER ON STIPULATION

Docket Number: 56796

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.: 02345-01-015-000

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:

\$397,100

(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 16th day of February 2011.

BOARD OF ASSESSMENT APPEALS

Karen E Hart

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

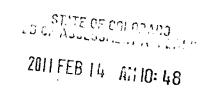
Cara McKeller

Julia a. Baumbach

Karen & Hart

Debra A. Baumbach





Schedule Number:

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BOARD OF EQUALIZATION OF THE CITY AND

COUNTY OF DENVER

Attorneys for Board of Equalization of the City and County 02345-01-015-000

of Denver

City Attorney

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STIPULATION (AS TO TAX YEAR 2010 ACTUAL VALUE)

Petitioner, PJ TRUST LLC, 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:

1990 Broadway Denver, Colorado

2. The subject property is classified as commercial (vacant land) real property.

3. The County Assessor originally assigned the following actual value on the subject property for tax year 2010.

Land	\$ 543,100.00
Improvements	\$ 1,000.00
Total	\$ 544,100.00

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:

Land	\$ 543,100.00
Improvements	\$ 1,000.00
Total	\$ 544,100.00

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.

Land	\$ 396,100.00
Improvements	\$ 1,000.00
Total	\$ 397,100.00

- 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:

After further review, an adjustment was warranted.

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.

Agent/Attorney/Petitioner

Board of Equalization of the City and

County of Denver

Steve Letman

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