

ORDER:

Respondent is ordered to reduce the 2011 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 9th day of March 2012.

BOARD OF ASSESSMENT APPEALS

Diane M. DeVries

Diane M. DeVries

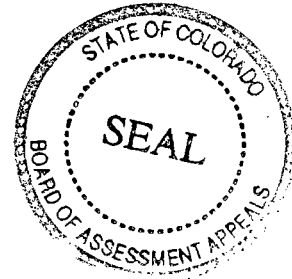
Debra A. Baumbach

Debra A. Baumbach

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

Cara McKeller

Cara McKeller



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BOARD OF ASSESSMENT APPEALS STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 59697 Schedule Number: 06174-00-178-000
Petitioner: PLAZA ESTEBAN LTD. LIABILITY CO. v.	
Respondent: DENVER COUNTY BOARD OF EQUALIZATION Attorney for Denver County Board of Equalization of the City and County of Denver City Attorney Charles T. Solomon #26873 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 2011 ACTUAL VALUE)	

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STATE OF COLORADO
BOARD OF ASSESSMENT APPEALS

Petitioner, PLAZA ESTEBAN LTD. LIABILITY CO., and Respondent, DENVER COUNTY BOARD OF EQUALIZATION OF THE CITY AND COUNTY OF DENVER, hereby enters into this Stipulation regarding the tax year 2011 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:

6990 Leetsdale Drive
Denver, Colorado 80224
2. The subject property is classified as commercial/residential mixed use real property.

3. The County Assessor originally assigned the following actual value on the subject property for tax year 2011.

Land	\$	1,460,600.00
Improvements	\$	<u>676,200.00</u>
Total	\$	2,136,800.00

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	\$	1,460,600.00
Improvements	\$	<u>319,400.00</u>
Total	\$	1,780,000.00

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 2011.

Land	\$	1,460,600.00
Improvements	\$	<u>189,400.00</u>
Total	\$	1,650,000.00

6. The valuations, as established above, shall be binding only with respect to tax year 2011.

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.

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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 7th day of March, 2012.

Agent/Attorney/Petitioner

By: [Signature]
Howard Licht/Chris Barnes
Licht & Company
9101 E Kenyon Ave #3900
Denver, CO 80237
Telephone: 303-575-9306

Board of Equalization of the City and
County of Denver

By: [Signature]
Charles T. Solomon #26873
201 West Colfax Avenue, Dept. 1207
Denver, CO 80202
Telephone: 720-913-3275
Fax: 720-913-3180
Docket No: 59697

STAFF
BOARD OF ASSESSMENT APPEALS
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