

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 59977
Petitioner: LBA REALTY FUND II COMPANY IV LLC, 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.: 07093-00-121-000+1

Category: Valuation Property Type: Commercial Real
2. Petitioner is protesting the 2011 actual value of the subject property.
3. The parties agreed that the 2011 actual value of the subject property should be reduced to:

Total Value: \$11,420,200
 (Reference Attached Stipulation)
4. The Board concurs with the Stipulation.

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 18th day of September 2012.

BOARD OF ASSESSMENT APPEALS

Diane M. DeVries

Diane M. DeVries

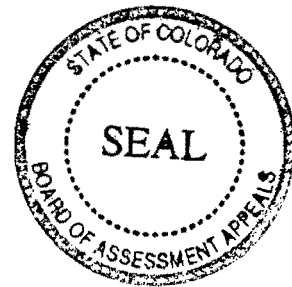
I hereby certify that this is a true and correct copy of the decision of the Board of Assessment Appeals.

Debra A. Baumbach

Debra A. Baumbach

Cara McKeller

Cara McKeller



2012 SEP 17 AM 8:11

BOARD OF ASSESSMENT APPEALS STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	
Petitioner: LBA REALTY FUND II-COMPANY IV LLC v. Respondent: DENVER COUNTY BOARD OF EQUALIZATION	Docket Number: 59977 Schedule Number: 07093-00-121-000+1
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)	

Petitioner, LBA REALTY FUND II-COMPANY IV LLC and Respondent, DENVER COUNTY BOARD OF EQUALIZATION OF THE CITY AND COUNTY OF DENVER, hereby enter into this Stipulation regarding the 2011 tax year valuation of the subject properties, 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 properties subject to this Stipulation are described as:

7580 and 7595 Technology Way
Denver, Colorado

2. The subject properties are classified as non-residential real property.

3. The County Assessor originally assigned the following total actual value to the subject properties for tax year 2011.

Land	\$	12,763,700
Improvements	\$	<u>0</u>
Total	\$	12,763,700

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 properties as follows:

Land	\$	12,763,700
Improvements	\$	<u>0</u>
Total	\$	12,763,700

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 properties for tax year 2011.

Land	\$	11,420,200
Improvements	\$	<u>0</u>
Total	\$	11,420,200

6. The valuations, as established above, shall be binding only with respect to tax year 2011. See the Multiple Parcel Attachment for individual values.

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

Based on further review of market data, an adjustment is warranted.

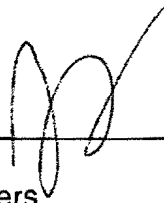
8. Both parties agree to be responsible for their own costs, expert and attorney fees, waiving any claim against each other for such, and agree that any hearing before the Board of Assessment Appeals not be scheduled or be vacated if already scheduled.

DATED this 13th day of September, 2012.

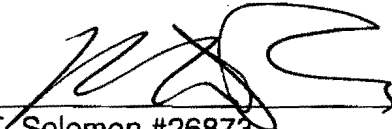
Agent/Attorney/Petitioner

Denver County Board of Equalization

By: _____


Ian James
Thomson Reuters
1125 17th Street, Suite 1575
Denver, CO 80202
Telephone: (303) 292-6204

By: _____


Charles T. Solomon #26873
201 West Colfax Avenue, Dept. 1207
Denver, CO 80202
Telephone: 720-913-3275
Fax: 720-913-3180
Docket # 59977

Multiple Parcel Attachment for BOAA

Docket #59977

Main Address: 7580 & 7595 Technology Way

TOTALS \$12,763,700 \$0 \$12,763,700 \$11,420,200 \$0 \$11,420,200 (\$1,343,500)

<u>Schedule</u>	<u>Old Land Value</u>	<u>Old Imp Value</u>	<u>Total Value</u>	<u>New Land Value</u>	<u>New Imp Value</u>	<u>Total Value</u>	<u>Total Adjustment</u>
07093-00-121	\$4,703,200	\$0	\$4,703,200	\$4,208,200	\$0	\$4,208,200	-\$495,000
07093-00-130	<u>\$8,060,500</u>	<u>\$0</u>	<u>\$8,060,500</u>	<u>\$7,212,000</u>	<u>\$0</u>	<u>\$7,212,000</u>	<u>-\$848,500</u>
	\$12,763,700	\$0	\$12,763,700	\$11,420,200	\$0	\$11,420,200	\$1,343,500