

**BOARD OF ASSESSMENT APPEALS,  
STATE OF COLORADO**

1313 Sherman Street, Room 315  
Denver, Colorado 80203

Petitioner:

**CATERPILLAR TRACTOR COMPANY,**

v.

Respondent:

**DENVER COUNTY BOARD OF EQUALIZATION.**

Attorney or Party Without Attorney for the Petitioner:

Name: Steve Letman, Consultus Asset Valuation  
Address: 7445 East Peakview Avenue  
Englewood, CO 80111  
Phone Number: (303) 770-2420  
E-mail:  
Attorney Registration No.:

Docket Number: 37241

**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:

**4705 EAST 48<sup>TH</sup> AVENUE  
DENVER COUNTY SCHEDULE NO. 1183-03-009**

2. Petitioner is protesting the 2000 actual value of the subject property.

3. The parties agreed that the 2000 actual value of the subject property should be reduced to:

Land	\$2,556,700.00
Improvement	<u>\$7,298,700.00</u>
Total	\$9,855,400.00

4. The Board concurs with the Stipulation.

**ORDER:**

Respondent is ordered to reduce the 2000 actual value of the subject property, as set forth above.

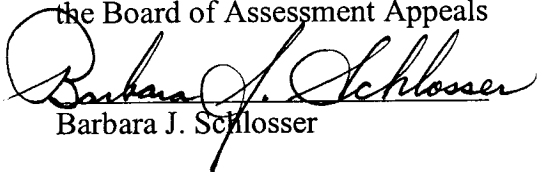
The Denver County Assessor is directed to change his records accordingly.

**DATED/MAILED** this 13th day of April, 2001.

This decision was put on the record

April 13, 2001

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

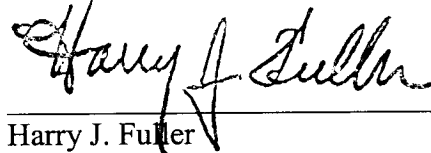
  
Barbara J. Schlosser

Docket Number 37241

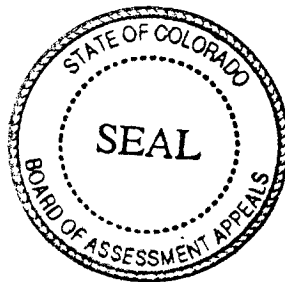
**BOARD OF ASSESSMENT APPEALS**



Karen E. Hart



Harry J. Fuller



<b>BOARD OF ASSESSMENT APPEALS</b> <b>STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	01 APR 13 PM 1:06 STATE OF COLORADO BOARD OF ASSESSMENT APPEALS DOCKETED Docket Number: 37241 Schedule Number: 1183-03-009
Petitioner:  <b>CATERPILLAR TRACTOR CO</b>  v.  Respondent:  <b>DENVER COUNTY BOARD OF EQUALIZATION</b>	
Attorneys for Denver County Board of Equalization  J. WALLACE WORTHAM. JR. #5969 City Attorney  LAURIE J. HEYDMAN #17839 Assistant City Attorney 1437 Bannock Street, Room 315 Denver, Colorado 80203 Telephone: 720-913-3275 Facsimile: 720-913-3180	
<b>STIPULATION (As To Tax Year 2000 Actual Value)</b>	

Petitioner, CATERPILLAR TRACTOR CO, and Respondent, Denver County Board of Equalization, hereby enter into this Stipulation regarding the tax year 2000 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:  
     4705 E. 48th Ave.  
     Denver, Colorado
  
2. The subject property is classified as commercial property.
  
3. The County Assessor originally assigned the following actual value on the subject property for tax year 2000:

Land	\$ 2,556,700
Improvements	<u>\$ 8,810,600</u>
Total	\$11,367,300

4. After appeal to the Board of Equalization, the Board of Equalization valued the subject property as follows:

Land	\$ 2,556,700
Improvements	<u>\$ 8,810,600</u>
Total	\$11,367,300

5. After further review and negotiation, the Petitioner and Board of Equalization agree to the following actual value for the subject property for tax year 2000:

Land	\$ 2,556,700
Improvements	<u>\$ 7,298,700</u>
Total	\$ 9,855,400

6. The valuations, as established above, shall be binding only with respect to tax year 2000.

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

The new value reflects the decision made by the "State Board of Appeals" for 1999. Included, for the year 2000 only, is an additional allowance for a major roof repair expense.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on May 3, 2001 at 8:30 a.m. be vacated.

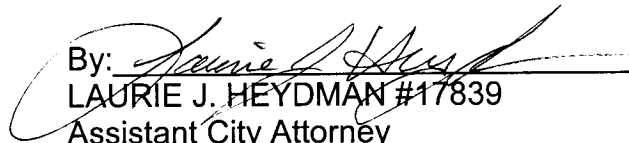
DATED this 12<sup>th</sup> day of April, 2001.

Steve Letman

DENVER COUNTY BOARD OF  
EQUALIZATION



Agent for Petitioner  
7445 E. Peakview Avenue  
Englewood, CO 80111  
Telephone: 303-770-2420



By: Laurie J. Heydman  
LAURIE J. HEYDMAN #17839  
Assistant City Attorney  
1437 Bannock Street, Room 353  
Denver, CO 80202-5375  
Telephone: 720-913-3275  
Facsimile: 720-913-3180  
Docket Number: 37241