

<p>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203</p> <hr/> <p>Petitioner:</p> <p>DAVID S. KAZZAZ,</p> <p>v.</p> <p>Respondent:</p> <p>DENVER COUNTY BOARD OF EQUALIZATION.</p>	▲
<p>Attorney or Party Without Attorney for the Petitioner:</p> <p>Name: Beldon Wright, Property Tax Advisors, Inc. Address: 3090 South Jamaica Court, Suite 204 Aurora, Colorado 80014 Phone Number: (303) 368-0500 E-mail: Attorney Reg. No.:</p>	<p>Docket Number: 39396</p>
<p>ORDER ON STIPULATION</p>	

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.: 5131-03-007
Category: Valuation **Property Type: Commercial**

2. Petitioner is protesting the 2001 actual value of the subject property.

3. The parties agreed that the 2001 actual value of the subject property should be reduced to:

Land	\$187,500.00
Improvements	<u>\$209,500.00</u>
Total	\$397,000.00

4. The Board concurs with the Stipulation.

ORDER:

Respondent is ordered to reduce the 2001 actual value of the subject property, as set forth above.

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

DATED/MAILED this 9th day of April, 2002.

BOARD OF ASSESSMENT APPEALS

Karen E. Hart
Karen E. Hart

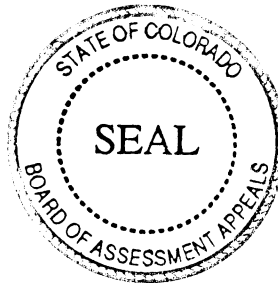
Debra A. Baumbach
Debra A. Baumbach

This decision was put on the record

April 8, 2002

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

Diane Von Dollen
Diane Von Dollen



Docket Number 39396

BOARD OF ASSESSMENT APPEALS STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 39396 Schedule Number: 5131-03-007 FEB 5 5 11 PM '07 CLERK OF DISTRICT APPEALS STATE OF COLORADO
Petitioner: DAVID S. KAZZAZ v. Respondent: DENVER COUNTY BOARD OF EQUALIZATION	
Attorneys for Denver County Board of Equalization J. Wallace Wortham, Jr. #5969 City Attorney Charles T. Solomon #26873 Assistant City Attorney 1437 Bannock Street, Room 315 Denver, Colorado 80203 Telephone: 720-913-3275 Facsimile: 720-913-3180	
STIPULATION (As To Tax Year 2001 Actual Value)	

Petitioner, DAVID S. KAZZAZ, and Respondent, Denver County Board of Equalization, hereby enter into this Stipulation regarding the tax year 2001 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:
 - 350 S. Garfield Street
 - 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 2001:

Land	\$187,500
Improvements	<u>\$247,100</u>
Total	\$434,600

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

Land	\$187,500
Improvements	<u>\$247,100</u>
Total	\$434,600

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 2001:

Land	\$187,500
Improvements	<u>\$209,500</u>
Total	\$397,000

6. The valuations, as established above, shall be binding only with respect to tax year 2001.

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


Increase the expense ratio to 30% and the capitalization rte to 11.75% due to the "fringe" location within Cherry Creek.

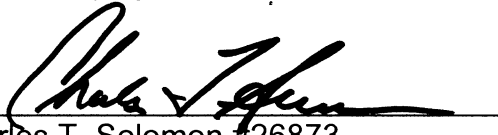
8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on , 2001 at be vacated.

DATED this 1st day of April, 2002.

Agent for Petitioner

DENVER COUNTY BOARD OF
EQUALIZATION


Beldon Wright
Property Tax Advisors, Inc.
3090 S. Jamaica Court, Suite 204
Aurora, CO 80014
Telephone: 303-368-0500

By: 
Charles T. Solomon #26873
Assistant City Attorney
1437 Bannock Street, Room 353
Denver, CO 80202-5375
Telephone: 720-913-3275
Facsimile: 720-913-3180

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