

<p><b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203</p> <hr/> <p>Petitioner:</p> <p><b>GSA CORP,</b></p> <p>v.</p> <p>Respondent:</p> <p><b>DENVER COUNTY BOARD OF EQUALIZATION.</b></p>	
<p>Attorney or Party Without Attorney for the Petitioner:</p> <p>Name: Property Tax Advisors Address: 3090 S. Jamaica Ct., Suite 204 Aurora, CO 80014 Phone Number: (303) 368-0500 E-mail: Attorney Registration No.:</p>	<p><b>Docket Number: 39398</b></p>
<p><b>ORDER ON STIPULATION</b></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.: 1203-00-159**  
**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	\$ 547,100.00
Improvements	<u>\$1,500,800.00</u>
Total	\$2,047,900.00

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 1<sup>st</sup> day of March, 2002.

This decision was put on the record

February 28, 2002

**BOARD OF ASSESSMENT APPEALS**

Karen E. Hart  
Karen E. Hart

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

Penny S. Bunnell  
Penny S. Bunnell

Docket Number 39398



<b>BOARD OF ASSESSMENT APPEALS</b> <b>STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	RECEIVED BOARD OF ASSESSMENT APPEALS JAN 27 PM 12:10 DOCKET NUMBER: 39398 SCHEDULE NUMBER: 1203-00-159
Petitioner: <b>GSA CORP</b> v. Respondent: <b>DENVER COUNTY BOARD OF EQUALIZATION</b>	
Attorneys for Denver County Board of Equalization  J. WALLACE WORTHAM. JR. #5969 City Attorney  Maria Kayser #15597 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 2001 Actual Value)</b>	

Petitioner, GSA CORP, 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:  
     6201 E. 42nd 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 2001:

Land	\$ 547,100
Improvements	<u>\$1,584,000</u>
Total	\$2,131,100

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

Land	\$ 547,000
Improvements	<u>\$1,584,100</u>
Total	\$2,131,100

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	\$ 547,100
Improvements	<u>\$1,500,800</u>
Total	\$2,047,900

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

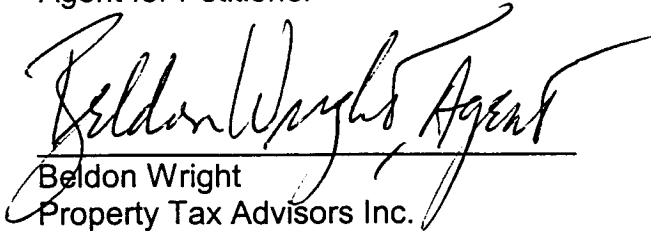
7. Brief narrative as to why the reduction was made:

The subject property rental rate was adjusted to reflect the rental rates of similar warehouses in the immediate neighborhood.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on March 6, 2001 at 1:00 p.m. be vacated.

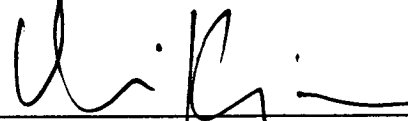
DATED this 22<sup>nd</sup> day of February, 2002.

Agent for Petitioner



Beldon Wright  
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Aurora, CO 80014  
Telephone: 303-368-0500

DENVER COUNTY BOARD OF  
EQUALIZATION

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