



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

Land	\$10,088,500.00
Improvements	<u>\$13,882,400.00</u>
Total	\$23,970,900.00

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 6<sup>th</sup> day of July, 2002.

This decision was put on the record

July 5, 2002

**BOARD OF ASSESSMENT APPEALS**

Karen E. Hart

Karen E. Hart

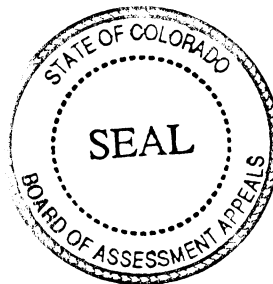
I hereby certify that this is a true and correct copy of the decision of the Board of Assessment Appeals

Debra A. Baumbach

Debra A. Baumbach

Penny S. Bunnell  
Penny S. Bunnell

Docket Number 39496



<b>BOARD OF ASSESSMENT APPEALS</b> <b>STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number:  39496  Schedule Number:  2345-35-027 and 2345-35-070  02 JUL -2 PM 2:01 APPEALS FILED
Petitioner:  <b>STRAWBERRY-WS INC.</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, STRAWBERRY-WS INC., 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:  
  
1512 Larimer 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 – Sched. No. 2345-35-027	\$10,088,500
Improvements – Sched. No. 2345-35-070	<u>\$14,406,600</u>
Total	\$24,495,100

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

Land – Sched. No. 2345-35-027	\$10,088,500
Improvements – Sched. No. 2345-35-070	<u>\$14,406,600</u>
Total	\$24,495,100

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 – Sched. No. 2345-35-027	\$10,088,500
Improvements – Sched. No. 2345-35-070	<u>\$13,882,400</u>
Total	\$23,970,900

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

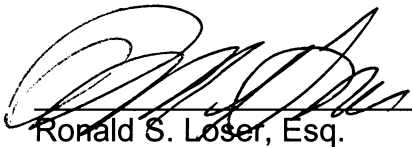
7. Brief narrative as to why the reduction was made:

Adjustments were made to the income approach which resulted in a reduction in value.

8. A hearing has not been scheduled before the Board of Assessment Appeals.

DATED this 26<sup>th</sup> day of June, 2002.

Attorney for Petitioner

 #1685

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DENVER COUNTY BOARD OF  
EQUALIZATION

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Docket Number: 39496