

<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>CENTRAL PLATTE VALLEY,</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: Barry J. Goldstein, Esq. Address: 950 S. Cherry Street, #320 Denver, CO 80246 Phone Number: (303) 757-8865 Attorney Reg. No.:</p>	<p><b>Docket Number: 39801</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.: 2278-07-005-000, 2332-13-020-000, 2332-21-006-000**

**Category: Valuation**

**Property Type: Vacant Land**

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

3. The parties agreed that the 2001 actual value of the subject property should be reduced to:  
Reference attached Stipulation.
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/her records accordingly.

**DATED/MAILED** this 13<sup>th</sup> day of December, 2002.

This decision was put on the record

December 12, 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. Lowenthal  
Penny S. Lowenthal



<b>BOARD OF ASSESSMENT APPEALS STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number:  39801  Schedule Number:  2278-07-005 2332-13-020 2332-21-006  02 DEC 12 PM 12:23 BOARD OF ASSESSMENT APPEALS
Petitioner:  <b>CENTRAL PLATTE VALLEY</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 201 West Colfax, Dept. 1207 Denver, Colorado 80202 Telephone: 720-913-3275 Facsimile: 720-913-3180	
<b>STIPULATION (As To Tax Year 2001 Actual Values)</b>	

Petitioner, CENTRAL PLATTE VALLEY, and Respondent, Denver Board of Equalization, hereby enter into this Stipulation regarding the tax year 2001 valuation of the subject properties, and jointly move the Board of Assessment Appeals to enter its order based on this Stipulation.

The Petitioner and Respondent agree and stipulate as follows:

1. The properties subject to this Stipulation is described as:  
  
 2135 19<sup>th</sup> St., 1540 Little Raven St. Tract A,  
 and 1600 Little Raven St. Tract B
  
2. The subject properties are classified as industrial and vacant land properties.
  
3. Attachment A reflects the actual values of the subject properties, as assigned by the Assessor for tax year 2001.

4. Attachment B reflects the actual values of the subject properties after a timely appeal, as assigned by the Board of Equalization.

5. After further review and negotiation, the Petitioner and Respondent agree to the tax year 2001 actual values of the subject properties, as shown on Attachment C.

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

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

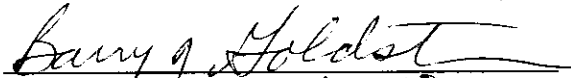
**2278-07-005** – The value agreed to was based on the hearing officer’s decision to reduce the assigned value by 20%.

**2332-13-020** – The value agreed to is based on the land being dedicated to street and assigned a minimal value for taxation purposes.

**2332-21-006** – The value agreed to is based on the land being dedicated to street and assigned a minimal value for taxation purposes.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on November 20, 2002 at 8:30 a.m. be vacated.

DATED this 2nd day of December, 2002.

  
Barry Goldstein # 2218  
Agent for Petitioner

  
County Attorney for Respondent  
Board of Equalization

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Docket Number: 39801

**ATTACHMENT A**

ACTUAL VALUES, AS ASSIGNED BY THE ASSESSOR

Docket Number 39801

Schedule Number	Land Value	Improvement Value	Total Actual Value
2278-07-005	\$787,500	\$ 0	\$787,500
2332-13-020	\$146,952	\$ 0	\$146,952
2332-21-006	\$711,697	\$ 0	\$711,697

**ATTACHMENT B**

ACTUAL VALUES, AS ASSIGNED BY THE COUNTY  
BOARD OF EQUALIZATION AFTER A TIMELY APPEAL

Docket Number 39801

Schedule Number	Land Value	Improvement Value	Total Actual Value
2278-07-005	\$674,100	\$ 0	\$674,100
2332-13-020	\$146,952	\$ 0	\$146,952
2332-21-006	\$711,697	\$ 0	\$711,697

**ATTACHMENT C**

ACTUAL VALUES, AS AGREED TO BY ALL PARTIES

Docket Number 39801

Schedule Number	Land Value	Improvement Value	Total Actual Value
2278-07-005	\$674,100	\$ 0	\$674,100
2332-13-020	\$ 1,000	\$ 0	\$ 1,000
2332-21-006	\$ 1,000	\$ 0	\$ 1,000