

<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>TRILLIUM CORPORATION,</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 Goldstein Address: 950 South Cherry Street, Suite 320 Denver, CO 80246 Phone Number: (303) 757-9965 Attorney Reg. No.:</p>	<p><b>Docket Number: 39802</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.:**           **0278-09-031-000**  
**02232-10-008-000 (Changed to 02232-10-012)**  
**02332-00-071-000 (Changed to -087, -088, -089,**  
**-090, -096, -097, -098, -099, -**  
**100)**

**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:

See 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 records accordingly.

**DATED/MAILED** this 20<sup>th</sup> day of December, 2002.

This decision was put on the record

December 19, 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



<b>BOARD OF ASSESSMENT APPEALS</b> <b>STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	RECEIVED 02 DEC 17 PM 2:52 BOARD OF ASSESSMENT APPEALS DOCKET # 39802 SCHEDULE # 2278-09-031 2332-10-008 now changed to 2332- 0-012 2332-00-071 now changed to -087, -088, -089, -090, -096, - 097, -098, -099, -100
Petitioner:  <b>TRILLIUM CORPORATION</b>	
v.  Respondent:  <b>DENVER COUNTY BOARD OF EQUALIZATION</b>	
Attorneys for Denver County Board of Equalization  J. Wallace Wortham, Jr. #5969 City Attorney  Charles T. Solomon #26873 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, TRILLIUM CORPORATION, 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:  
1917 Chestnut Pl., 1500 Delgany St., and 1502 Delgany St.
2. The subject properties are classified as industrial 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:

2278-09-031 – The value agreed to is the original assigned value.

2332-10-012 – No reduction in value has been made.

2332-00-087 – The value agreed to is the original assigned value.

2332-00-088 – The value agreed to is the original assigned value.

2332-00-089 – The original square footage of 137,740 square feet should have only been 99,525 square feet. The reduction is based on a correction of the land square feet assigned to the property.

2332-00-090 – The value agreed upon is the original value for the property.

2332-00-096 – The value agreed upon is based on purchase agreement by the City and County of Denver for street development.

2332-00-097 – The value agreed upon is based on purchase agreement by the City and County of Denver for street development.

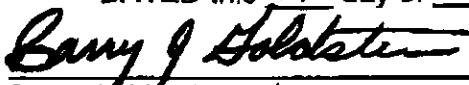
2332-00-098 – No reduction in value has been made.

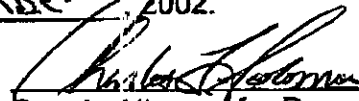
2332-00-099 – No reduction in value has been made.

2332-00-100 – No reduction in value has been made.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on December 5, 2002 at 8:30 a.m. be vacated.

DATED this 17 day of December, 2002.

  
Barry Goldstein # 2218  
Agent for Petitioner

  
County Attorney for Respondent  
Board of Equalization

Address:

Sterling Equities Inc.  
950 S. Cherry Street, Suite 330  
Denver, CO 80246  
Telephone: 303-757-8865

Address:

J. Wallace Wortham, Jr. - #5969  
Denver City Attorney  
Charles T. Solomon #26873  
Assistant City Attorney  
201 West Colfax, Dept. 1207  
Denver, Colorado 80202  
Telephone: 720-913-3275  
Facsimile: 720-913-3180

Docket Number: 39802

**ATTACHMENT A****ACTUAL VALUES, AS ASSIGNED BY THE ASSESSOR****Docket Number 39802**

Schedule Number	Land Value	Improvement Value	Total Actual Value
2278-09-031	\$ 679,900	\$ 581,900	\$1,261,800
2332-10-008 now changed to the following schedule number:			
2332-10-012	\$ 766,500	\$ 21,923	\$ 788,423
2332-00-071 now changed to the following schedule numbers:			
2332-00-087	\$3,220,083	\$ 0	\$3,220,083
2332-00-088	\$1,325,917	\$ 0	\$1,325,917
2332-00-089	\$3,977,751	\$ 0	\$3,977,751
2332-00-090	\$1,704,750	\$ 0	\$1,704,750
2332-00-096	\$2,462,417	\$ 0	\$2,462,417
2332-00-097	\$3,409,501	\$ 0	\$3,409,501
2332-00-098	\$ 757,667	\$ 0	\$ 757,667
2332-00-099	\$1,325,917	\$ 0	\$1,325,917
2332-00-100	\$ 757,667	\$ 0	\$ 757,667

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

Docket Number 39802

Schedule Number	Land Value	Improvement Value	Total Actual Value
2278-09-031	\$ 679,900	\$ 581,900	\$1,261,800
2332-10-008 now changed to the following schedule number:			
2332-10-012	\$ 766,500	\$ 21,923	\$ 788,423
2332-00-071 now changed to the following schedule numbers:			
2332-00-087	\$3,220,083	\$ 0	\$3,220,083
2332-00-088	\$1,325,917	\$ 0	\$1,325,917
2332-00-089	\$3,977,751	\$ 0	\$3,977,751
2332-00-090	\$1,704,750	\$ 0	\$1,704,750
2332-00-096	\$2,462,417	\$ 0	\$2,462,417
2332-00-097	\$3,409,501	\$ 0	\$3,409,501
2332-00-098	\$ 757,667	\$ 0	\$ 757,667
2332-00-099	\$1,325,917	\$ 0	\$1,325,917
2332-00-100	\$ 757,667	\$ 0	\$ 757,667

**ATTACHMENT C****ACTUAL VALUES, AS AGREED TO BY ALL PARTIES****Docket Number 39802**

<b>Schedule Number</b>	<b>Land Value</b>	<b>Improvement Value</b>	<b>Total Actual Value</b>
2278-09-031	\$ 679,900	\$ 581,900	\$1,261,800
2332-10-008 now changed to the following schedule number:			
2332-10-012	\$ 766,500	\$ 21,923	\$ 788,423
2332-00-071 now changed to the following schedule numbers:			
2332-00-087	\$3,220,083	\$ 0	\$3,220,083
2332-00-088	\$1,325,917	\$ 0	\$1,325,917
2332-00-089	\$2,874,282	\$ 0	\$2,874,282
2332-00-090	\$1,704,750	\$ 0	\$1,704,750
2332-00-096	\$1,711,781	\$ 0	\$1,711,781
2332-00-097	\$2,294,566	\$ 0	\$2,294,566
2332-00-098	\$ 757,667	\$ 0	\$ 757,667
2332-00-099	\$1,325,917	\$ 0	\$1,325,917
2332-00-100	\$ 757,667	\$ 0	\$ 757,667