



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 records accordingly.

**DATED/MAILED** this 19<sup>th</sup> day of June, 2002.

This decision was put on the record

June 18, 2002

**BOARD OF ASSESSMENT APPEALS**

Karen E Hart

Karen E. Hart

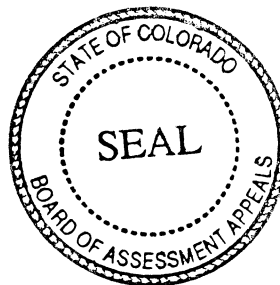
I hereby certify that this is a true and correct copy of the decision of the Board of Assessment Appeals

Debra A. Baumbach,

Debra A. Baumbach

Penny S. Bunnell  
Penny S. Bunnell

Docket Number 39803



<b>BOARD OF ASSESSMENT APPEALS</b> <b>STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number:  39803  Schedule Numbers:  6312-19-001 and 6312-19-005  RECEIVED JUN 17 PM 2:43 BOARD OF ASSESSMENT APPEALS
Petitioner:  <b>BLACK CHERRY LLC</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 Values)</b>	

Petitioner, BLACK CHERRY LLC, and Respondent, Denver 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 and Respondent agree and stipulate as follows:

1. The property subject to this Stipulation is described as:  
  
2710 and 2730 S. Colorado Bv.
2. The subject property is classified as commercial property.
3. Attachment A reflects the actual values of the subject property, as assigned by the Assessor for tax year 2001.

4. Attachment B reflects the actual values of the subject property 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 property, 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:

There were adjustments 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 4<sup>th</sup> day of June, 2002.

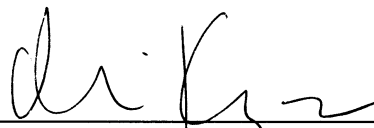


Barry J. Goldstein, Esq. #2218  
Attorney for Petitioner

Address:

950 S. Cherry Street, Suite 320  
Denver, CO 80246  
Telephone: 303-757-8865

Docket Number: 39803



County Attorney for Respondent  
Board of Equalization

Address:

J. Wallace Wortham, Jr. - #5969  
Denver City Attorney

Maria Kayser #15597  
Assistant City Attorney  
1437 Bannock Street, Room 353  
Denver, Colorado 80202-5375  
Telephone: 720-913-3275  
Facsimile: 720-913-3180 .

**ATTACHMENT A**

ACTUAL VALUES, AS ASSIGNED BY THE ASSESSOR

Docket Number 39803

Schedule Number	Land Value	Improvement Value	Total Actual Value
6312-19-001	\$ 858,900	\$ 1,344,100	\$2,203,000
6312-19-005	\$2,772,400	\$10,770,900	\$13,543,300

**ATTACHMENT B**

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

Docket Number 39803

Schedule Number	Land Value	Improvement Value	Total Actual Value
6312-19-001	\$ 858,900	\$ 1,344,100	\$2,203,000
6312-19-005	\$2,772,400	\$10,770,900	\$13,543,300

**ATTACHMENT C**

ACTUAL VALUES, AS AGREED TO BY ALL PARTIES

Docket Number 39803

Schedule Number	Land Value	Improvement Value	Total Actual Value
6312-19-001	\$ 858,900	\$ 1,015,600	\$ 1,799,500
6312-19-005	\$2,772,400	\$10,058,000	\$12,830,400

<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>BLACK CHERRY LLC,</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, 3320 Denver, CO 80246 Phone Number: (303) 757-8865 Attorney Registration No.:</p>	<p>Docket Number: <b>39803</b></p>
<p><b>AMENDMENT TO ORDER (On Stipulation)</b></p>	

**THE BOARD OF ASSESSMENT APPEALS** hereby amends its 2001 Order in the above-captioned appeal to reflect that the actual value of the subject property should be reduced as set forth on the attached Amended Stipulation.

In all other respects, the June 19, 2002 order shall remain in full force and effect.

**DATED/MAILED** this 6<sup>th</sup> day of July, 2002.

This amendment was put on the record

**BOARD OF ASSESSMENT APPEALS**

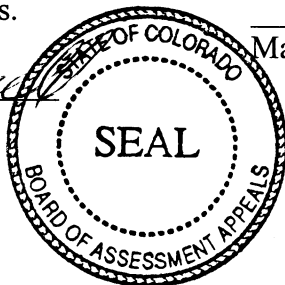
July 5, 2002

*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.

*Penny S. Bunnell*  
Penny S. Bunnell

*Mark R. Linné*  
Mark R. Linné



<b>BOARD OF ASSESSMENT APPEALS</b> <b>STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number:  39803  Schedule Numbers:  6312-19-001 and 6312-19-005  02 JUL -3 PM 12:00 D
Petitioner:  <b>BLACK CHERRY LLC</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>AMENDED STIPULATION (As To Tax Year 2001 Actual Values)</b>	

Petitioner, BLACK CHERRY LLC, and Respondent, Denver Board of Equalization, hereby enter into this Amended 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 Amended Stipulation.

The Petitioner and Respondent agree and stipulate as follows:

1. The property subject to this Amended Stipulation is described as:  
2710 and 2730 S. Colorado Bv.
2. The subject property is classified as commercial property.
3. Attachment A reflects the actual values of the subject property, as assigned by the Assessor for tax year 2001.

4. Attachment B reflects the actual values of the subject property 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 property, 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:

There were adjustments 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 28<sup>th</sup> day of June, 2002.

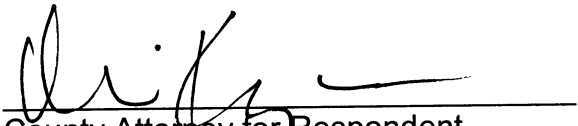


Barry J. Goldstein  
Attorney for Petitioner

Address:

950 S. Cherry Street, Suite 320  
Denver, CO 80246  
Telephone: 303-757-8865

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County Attorney for Respondent  
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Address:

J. Wallace Wortham, Jr. - #5969  
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Docket Number 39803

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Docket Number 39803

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