

<p>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203</p> <hr/> <p>Petitioner:</p> <p>DENVER COMMERCIAL ASSOCIATES, LTD.,</p> <p>v.</p> <p>Respondent:</p> <p>DENVER COUNTY BOARD OF EQUALIZATION.</p>	▲
<p>Attorney or Party Without Attorney for the Petitioner:</p> <p>Name: Barry J. Goldstein, Esq. Address: 950 S. Cherry St. #320 Denver, CO 80246 Phone Number: (303) 757-8865 E-mail: Attorney Registration No.: 2218</p>	<p>Docket Number: 39808</p>
<p>ORDER ON STIPULATION</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.: 01141-01-017-000
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	\$ 747,300.00
Improvements	<u>\$3,984,800.00</u>
Total	<u>\$4,732,100.00</u>

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 26th day of March, 2002.

This decision was put on the record

March 25, 2002

BOARD OF ASSESSMENT APPEALS

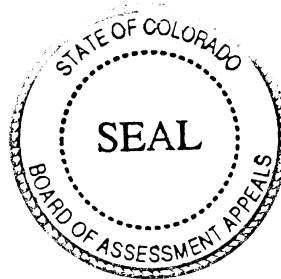
Karen E Hart
Karen E. Hart

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 39808



BOARD OF ASSESSMENT APPEALS STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	RECEIVED OCT 22 PM 12:11 BOARD OF ASSESSMENT APPEALS Docket Number: 39808 Schedule Number: 1141-01-017
Petitioner: DENVER COMMERCIAL ASSOCIATES, LTD. v. Respondent: DENVER COUNTY BOARD OF EQUALIZATION	
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	
STIPULATION (As To Tax Year 2001 Actual Value)	

Petitioner, DENVER COMMERCIAL ASSOCIATES, LTD., 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:
 11440 E. 56th 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	\$ 747,300
Improvements	<u>\$4,458,600</u>
Total	\$5,205,900

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

Land	\$ 747,300
Improvements	<u>\$4,458,600</u>
Total	\$5,205,900

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	\$ 747,300
Improvements	<u>\$3,984,800</u>
Total	\$4,732,100

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:

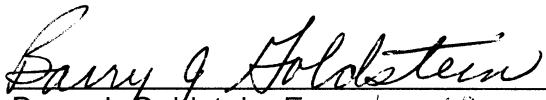
An adjustment was made to the original rental rate.

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

DATED this 6th day of March, 2002.

Attorney for Petitioner

DENVER COUNTY BOARD OF
EQUALIZATION



Barry J. Goldstein, Esq. # 2218

Sterling Equities Inc.

950 S. Cherry Street #320

Denver, CO 80246

Telephone: 303-757-8865

By: 

Maria Kayser #15597

Assistant City Attorney

1437 Bannock Street, Room 353

Denver, CO 80202-5375

Telephone: 720-913-3275

Facsimile: 720-913-3180

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