

<p>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203</p> <hr/> <p>Petitioner:</p> <p>CALWEST INDUSTRIAL PROPERTIES,</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: Timothy Green TAG Real Estate Service</p> <p>Address: P. O. Box 440606 Aurora, CO 80044</p> <p>Phone Number: 720-260-3190</p> <p>E-Mail: Tag3bronco@aol.com</p>	<p>Docket Number: 39906</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.: 01141-02-015-000 and 01141-02-014-000

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:

As set forth in Attachment C

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 17th day of June, 2003.

This decision was put on the record

June 16, 2003

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

Mary J. Helfer
Mary J. Helfer



BOARD OF ASSESSMENT APPEALS STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 39906 Schedule Numbers: 1141-02-014 1141-02-015 95 JUN 15 AM 7:42 1141-02-015
Petitioner: CALWEST INDUSTRIAL PROPERTIES 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 201 West Colfax Avenue, Dept. 1207 Denver, Colorado 80202 Telephone: 720-913-3275 Facsimile: 720-913-3180	
STIPULATION (AS TO TAX YEAR 2001 ACTUAL VALUES)	

Petitioner, CALWEST INDUSTRIAL PROPERTIES, and Respondent, DENVER COUNTY 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(s) and Respondent agree and stipulate as follows:

1. The properties subject to this Stipulation are described as:
11685 E. 53rd Ave. and 11585 E. 53rd Ave.
Denver, Colorado
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 Denver County 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:

The parcels appealed are basically identical. An adjustment to the income approach of parcel 1141-02-015 was made to reflect the value assigned to parcel 1141-02-014.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on June 24, 2003 at 8:30 a.m. be vacated.

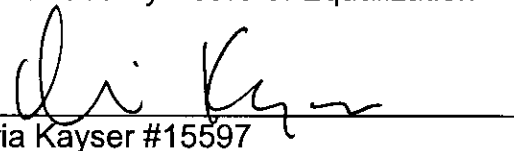
DATED this 13th day of June, 2003.

Agent for Petitioner



Tim Green
TAG Real Estate Services
P.O. Box 440606
Aurora, CO 80044

Denver County Board of Equalization

By: 

Maria Kayser #15597
Assistant City Attorney
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Denver, CO 80202
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Docket Number: 39906

ATTACHMENT A

ACTUAL VALUES, AS ASSIGNED BY THE ASSESSOR

Docket Number 39906

Schedule Number	Land Value	Improvement Value	Total Actual Value
1141-02-014	\$ 641,600	\$5,026,800	\$5,668,400
1141-02-015	\$ 641,600	\$5,264,200	\$5,905,800

ATTACHMENT B

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

Docket Number 39906

Schedule Number	Land Value	Improvement Value	Total Actual Value
1141-02-014	\$ 641,600	\$5,026,800	\$5,668,400
1141-02-015	\$ 641,600	\$5,264,200	\$5,905,800

ATTACHMENT C

ACTUAL VALUES, AS AGREED TO BY ALL PARTIES

Docket Number 39906

Schedule Number	Land Value	Improvement Value	Total Actual Value
1141-02-014	\$ 641,600	\$5,026,800	\$5,668,400
1141-02-015	\$ 641,600	\$5,026,800	\$5,668,400