

<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>GRUBARGES-DENVER 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: Michael Losapio Address: P.O. Box 945 Exeter, NH 03833 Phone Number: (603) 772-1334 E-mail: Attorney Registration No.:</p>	<p><b>Docket Number: 39982</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.: 05241-00-036-000**  
**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	\$2,023,900.00
Improvements	<u>\$5,576,100.00</u>
Total	\$7,600,000.00

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 8<sup>th</sup> day of August, 2002.

**BOARD OF ASSESSMENT APPEALS**

This decision was put on the record

August 7, 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

Debra A. Baumbach  
Debra A. Baumbach

Penny S. Bunnell  
Penny S. Bunnell

Docket Number: 39982



<b>BOARD OF ASSESSMENT APPEALS</b> <b>STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	
Petitioner:  <b>GRUBARGES - DENVER LLC,</b>  v.  Respondent:  <b>DENVER COUNTY BOARD OF EQUALIZATION</b>	Docket Number:  39982  Schedule Number:  5241-00-036
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: 720-913-3286 Facsimile: 720-913-3180	02 AUG 2002 11:41 STATE OF COLORADO BOARD OF ASSESSMENT APPEALS
<b>STIPULATION (As To Tax Year 2001 Actual Value)</b>	

Petitioner, GRUBARGES - DENVER LLC, and Respondent, Denver County Board of Equalization, hereby enters 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:  
  
1475 S. Colorado Bv.  
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	\$2,023,900
Improvements	<u>\$6,814,500</u>
Total	\$8,838,400

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

Land	\$2,023,900
Improvements	<u>\$6,209,600</u>
Total	\$8,233,500

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	\$2,023,900
Improvements	<u>\$5,576,100</u>
Total	\$7,600,000

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

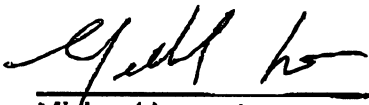
7. Brief narrative as to why the reduction was made:

Recognition of the actual income on the property during the base period.

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

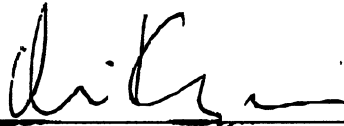
DATED this 1 day of August, 2002.

Attorney for Petitioner



Michael Losapio  
M.P. Losapio & Co., LLC  
PO Box 945  
Exeter, NH 03833  
Telephone: 603-772-1334

DENVER COUNTY BOARD OF EQUALIZATION

By: 

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

Docket Number: 39982