

<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>VALLEY GREENS EAST,</b></p> <p>v.</p> <p>Respondent:</p> <p><b>DENVER COUNTY BOARD OF COMMISSIONERS.</b></p>	
<p>Attorney or Party Without Attorney for the Petitioner:</p> <p>Name: Stevens &amp; Associates Todd J. Stevens</p> <p>Address: 8005 Chester St., Suite 340 Englewood, CO 80112</p> <p>Phone Number: (303) 347-1878</p>	<p><b>Docket Number: 40170</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.: 02345-28-015-000**

**Category: Refund/Abatement                      Property Type: Commercial**
2. Petitioner is protesting the 1999 and 2000 actual value of the subject property.

3. The parties agreed that the 1999 and 2000 actual value of the subject property should be reduced to:

Land	\$ 901,700.00
Improvements	\$ <u>223,300.00</u>
Total	\$1,125,000.00

4. The Board concurs with the Stipulation.

**ORDER:**

Respondent is ordered to reduce the 1999 and 2000 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 9<sup>th</sup> day of August, 2003.

This decision was put on the record

August 8, 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

Jackie J. Brown  
Jackie J. Brown



<b>BOARD OF ASSESSMENT APPEALS</b> <b>STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number:  40170  Schedule Number:  2345-28-015  AUG - 8 PM 12:46
Petitioner:  <b>VALLEY GREENS EAST</b>  v.  Respondent:  <b>DENVER COUNTY BOARD OF COMMISSIONERS</b> Attorneys for Denver County Board of Commissioners	
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	
<b>STIPULATION (AS TO TAX YEARS 1999 AND 2000 ACTUAL VALUE)</b>	

Petitioner, VALLEY GREENS EAST, and Respondent, DENVER COUNTY BOARD OF COMMISSIONERS, hereby enters into this Stipulation regarding the tax years 1999 and 2000 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:  
  
 601-619 16th Street  
 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 years 1999 and 2000.

Land	\$ 901,700
Improvements	<u>\$ 768,200</u>
Total	\$1,669,900

4. After appeal to the Denver County Board of Commissioners, the Denver County Board of Commissioners valued the subject property as follows:

Land	\$ 901,700
Improvements	<u>\$ 768,200</u>
Total	\$1,669,900

5. After further review and negotiation, the Petitioner and Denver County Board of Commissioners agree to the following actual value for the subject property for tax years 1999 and 2000.

Land	\$ 901,700
Improvements	<u>\$ 223,300</u>
Total	\$1,125,000

6. The valuations, as established above, shall be binding only with respect to tax years 1999 and 2000.

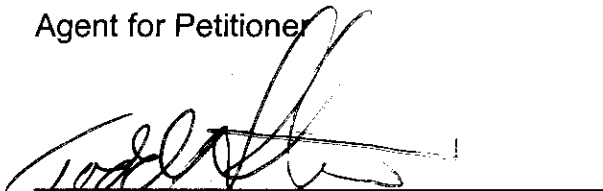
7. Brief narrative as to why the reduction was made:

Information was confirmed regarding a below-market master lease on the property as well as lower than expected sublease levels. This led to the conclusion of a lesser value than originally assigned.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on August 20, 2003 at 1:00 p.m. be vacated.

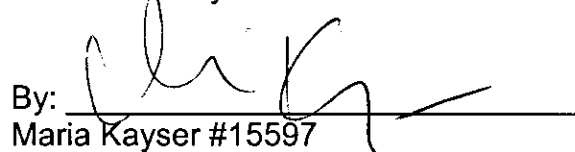
DATED this 04 day of August, 2003.

Agent for Petitioner



Todd J. Stevens  
Stevens & Associates, Inc.  
8005 S. Chester Street, Suite 340  
Englewood, CO 80112

Denver County Board of Commissioners



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Docket Number: 40170