

<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>BEAR VALLEY DEVELOPMENT LLC,</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: Sterling Equities Inc Barry J Goldstein Esq</p> <p>Address: 950 S. Cherry Street #320 Denver, CO 80246</p> <p>Phone Number: (303) 757-8865</p> <p>Attorney Reg. No.: 2218</p>	<p><b>Docket Number: 40189</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.: 05313-00-031-000+2**

**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:

See Attached Stipulation

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.

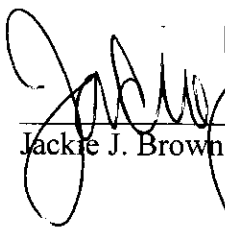
The Denver County Assessor is directed to change his/her records accordingly.

**DATED/MAILED** this 11<sup>th</sup> day of February, 2004.

This decision was put on the record

February 10, 2004

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

  
Jackie J. Brown



**BOARD OF ASSESSMENT APPEALS**



Karen E. Hart



Debra A. Baumbach

<b>BOARD OF ASSESSMENT APPEALS</b> <b>STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	DD OF ASSESSMENT APPEALS 04 FEB 10 PM 12:41 DENVER
Petitioner:  <b>BEAR VALLEY DEVELOPMENT LLC</b>  v.  Respondent:  <b>DENVER COUNTY BOARD OF COMMISSIONERS</b>	Docket Number:  40189  Schedule Number:  5313-00-031+2
Attorneys for Denver County Board of Commissioners  Cole Finegan #16853 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 VALUES)</b>	

Petitioner, BEAR VALLEY DEVELOPMENT LLC, and Respondent, DENVER COUNTY BOARD OF COMMISSIONERS, hereby enter 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.

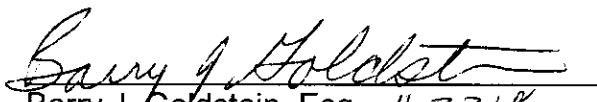
The Petitioner(s) and Respondent agree and stipulate as follows:

1. The property subject to this Stipulation is described as:  
  
 3100 S. Sheridan Blvd.  
 Denver, Colorado
  
2. The subject property is classified as commercial property.

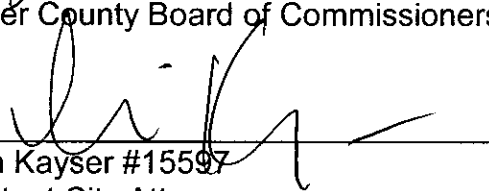
3. Attachment A reflects the actual values of the subject property, as assigned by the Assessor for tax years 1999 and 2000.
4. Attachment B reflects the actual values of the subject property after a timely appeal, as assigned by the Denver County Board of Commissioners.
5. After further review and negotiation, the Petitioner and Respondent agree to the tax years 1999 and 2000 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 years 1999 and 2000.
7. Brief narrative as to why the reduction was made:  
  
Adjust value based on age, location and income info submitted.
8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on March 8, 2004 at 8:30 a.m. be vacated.

DATED this 2nd day of February, 2004.

Attorney for Petitioner

  
Barry J. Goldstein, Esq. # 2218  
Sterling Equities Inc.  
950 S. Cherry St. #320  
Denver, CO 80246

Denver County Board of Commissioners

By:   
Maria Kayser #15597  
Assistant City Attorney  
201 West Colfax Avenue, Dept. 1207  
Denver, CO 80202  
Telephone: 720-913-3275  
Facsimile: 720-913-3180

Docket Number: 40189

**ATTACHMENT A**

**ACTUAL VALUES, AS ASSIGNED BY THE ASSESSOR**

Docket Number 40189

Schedule Number	Land Value	Improvement Value	Total Actual Value
5313-00-031	\$ 494,600	\$ 224,000	\$ 759,400 (2000 only)
5313-00-032	\$ 781,100	\$ 802,800	\$1,583,900 (1999 only)
5313-00-034	\$1,766,000	\$2,010,700	\$3,776,700 (1999 & 2000)

**ATTACHMENT B**

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

Docket Number 40189

Schedule Number	Land Value	Improvement Value	Total Actual Value
5313-00-031	\$ 494,600	\$ 224,000	\$ 759,400 (2000 only)
5313-00-032	\$ 781,100	\$ 802,800	\$1,583,900 (1999 only)
5313-00-034	\$1,766,000	\$2,010,700	\$3,776,700 (1999 & 2000)

**ATTACHMENT C**

ACTUAL VALUES, AS AGREED TO BY ALL PARTIES

Docket Number 40189

Schedule Number	Land Value	Improvement Value	Total Actual Value
5313-00-031	\$ 494,600	\$ 224,000	\$ 759,400 (2000 only)
5313-00-032	\$ 781,100	\$ 744,400	\$1,525,500 (1999 only)
5313-00-034	\$1,766,000	\$1,859,000	\$3,625,000 (1999 & 2000)