

<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>MAGNA ASSOCIATES LIQUIDATING TRUST,</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: Howard H Torgove Address: 1020 15<sup>th</sup> Street Denver, CO 80202 Phone Number: (303) 629-1000</p>	<p><b>Docket Number: 40801</b></p>
<p align="center"><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.: 02345-38-349-349**

**Category: Valuation      Property Type: Residential**
2. Petitioner is protesting the 2002 actual value of the subject property.

3. The parties agreed that the 2002 actual value of the subject property should be reduced to:

Land	\$ 7,600.00
Improvements	<u>\$103,000.00</u>
Total	\$110,600.00

4. The Board concurs with the Stipulation.

**ORDER:**

Respondent is ordered to reduce the 2002 actual value of the subject property, as set forth above.

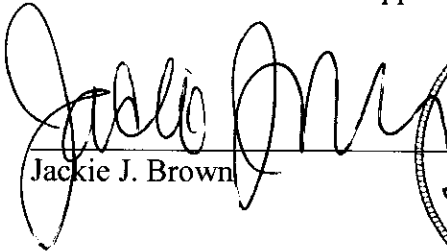
The Denver County Assessor is directed to change his/her records accordingly.

**DATED/MAILED** this 12<sup>th</sup> day of November, 2003.

This decision was put on the record

November 10, 2003

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  
Karen E. Hart



Debra A. Baumbach  
Debra A. Baumbach

<b>BOARD OF ASSESSMENT APPEALS</b> <b>STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	RECEIVED 03/10/02 10:37:39 11:00 Docket Number: 40801 Schedule Number: 2345-38-349-349
Petitioner:  <b>MAGNA ASSOCIATES LIQUIDATING TRUST</b>  v.  Respondent:  <b>DENVER COUNTY BOARD OF EQUALIZATION</b>	
Attorneys for Denver County Board of Equalization  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 YEAR 2002 ACTUAL VALUE)</b>	

Petitioner, MAGNA ASSOCIATES LIQUIDATING TRUST, and Respondent, DENVER COUNTY BOARD OF EQUALIZATION, hereby enters into this Stipulation regarding the tax year 2002 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:  
 1020 15<sup>th</sup> Street, Unite #3F  
 Denver, Colorado
  
2. The subject property is classified as residential property.

3. The County Assessor originally assigned the following actual value on the subject property for tax year 2002.

Land	\$	7,600.00
Improvements	\$	<u>112,100.00</u>
Total	\$	119,700.00

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

Land	\$	7,600.00
Improvements	\$	<u>107,100.00</u>
Total	\$	114,700.00

5. After further review and negotiation, the Petitioner and Denver County Board of Equalization agree to the following actual value for the subject property for tax year 2002.

Land	\$	7,600.00
Improvements	\$	<u>103,000.00</u>
Total	\$	110,600.00

6. The valuations, as established above, shall be binding only with respect to tax year 2002.

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

Allow a locational adjustment for proximity to commercial facilities.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on November 26, 2003 at 10:00 a.m. be vacated.

DATED this 5<sup>th</sup> day of November, 2003.

Petitioner

By: Howard H. Torgove  
Howard H. Torgove  
1020 - 15th Street  
Denver, CO 80202  
Magna Associates  
Liquidating Trust

DENVER COUNTY BOARD OF  
EQUALIZATION

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