

<p>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203</p> <hr/> <p>Petitioner:</p> <p>CALIFORNIA STATE TEACHERS RETIREMENT SYSTEM,</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: Ronald S. Loser Address: 1700 Lincoln St, Suite 1300 Denver, CO 80203 Phone Number: (303) 866-9400 Attorney Reg. No.: 1685</p>	<p>Docket Number: 40811</p>
<p align="center">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.: 01242-02-003-000

Category: Valuation Property Type: Commercial
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	\$ 935,700.00
Improvements	<u>\$5,116,300.00</u>
Total	\$6,052,000.00

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 23rd of August, 2003.

This decision was put on the record

August 22, 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



BOARD OF ASSESSMENT APPEALS STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 40811 Schedule Number: 1242-02-003 JUN 22 PM 12:39
Petitioner: CALIFORNIA STATE TEACHERS RETIREMENT SYSTEM v. Respondent: DENVER COUNTY BOARD OF EQUALIZATION	
Attorneys for Denver County Board of Equalization Helen Eckardt Raabe #9694 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 2002 ACTUAL VALUE)	

Petitioner, CALIFORNIA STATE TEACHERS RETIREMENT SYSTEM, 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:

 13100 Albrook Dr.
 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 2002.

Land	\$ 935,700
Improvements	<u>\$5,393,300</u>
Total	\$6,329,000

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

Land	\$ 935,700
Improvements	<u>\$5,393,300</u>
Total	\$6,329,000

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	\$ 935,700
Improvements	<u>\$5,116,300</u>
Total	\$6,052,000

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

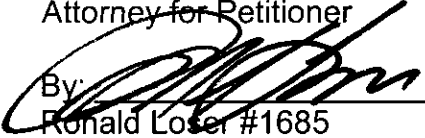
7. Brief narrative as to why the reduction was made:

The subject is a newly constructed building built in 2002. The building remained vacant for a number of months. Reduce the value to consider the subject's excess vacancy problem.

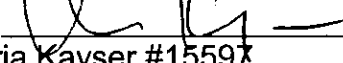
8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on September 2, 2003 at 3:00 p.m. be vacated.

DATED this 20th day of August, 2003.

Attorney for Petitioner

By: 
Ronald Loder #1685
Brega & Winters PC
1700 Lincoln Street
Suite 1300
Denver, CO 80203

Denver County Board of Equalization

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: 40811