

<p>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203</p> <hr/> <p>Petitioner:</p> <p>GRUBARGES-DENVER LLC,</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: Michael Losapio Address: P.O. Box 945 Exeter, NH 03833 Phone Number: (603) 772-1334</p>	<p>Docket Number: 40936</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.: 05241-00-036-000

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	\$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 2002 actual value of the subject property, as set forth above.

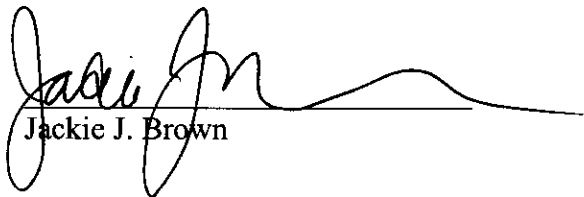
The Denver County Assessor is directed to change his/her records accordingly.

DATED/MAILED this 7th day of August, 2003.

This decision was put on the record

August 6, 2003

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


Jackie J. Brown

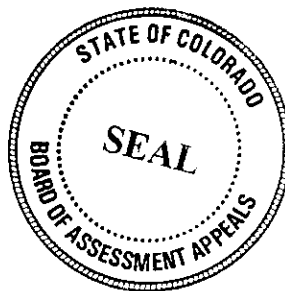
BOARD OF ASSESSMENT APPEALS



Karen E. Hart



Debra A. Baumbach



BOARD OF ASSESSMENT APPEALS STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 40936 Schedule Number: 5241-00-036
Petitioner: GRUBARGES-DENVER LLC v. Respondent:	
DENVER COUNTY BOARD OF EQUALIZATION Attorneys for Denver County Board of Equalization 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	
STIPULATION (AS TO TAX YEAR 2002 ACTUAL VALUE)	

Petitioner, GRUBARGES-DENVER LLC, 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:

 1475 S. Colorado Blvd.
 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.

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

4. After appeal to the Denver County Board of Equalization, the Denver County 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 Denver County Board of Equalization agree to the following actual value for the subject property for tax year 2002.

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 2002.

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

A stipulation was made for the 2001 tax year = \$7,600,000. The 2002 year uses the same valuation factors and no unusual conditions exist.

8. A hearing has ~~not~~ been scheduled before the Board of Assessment Appeals, *on August 4, 2003, AM*

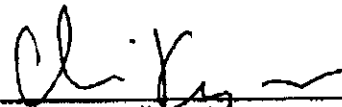
DATED this 31 day of July, 2003.

Agent for Petitioner



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

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: 720-9133180

Docket Number: 40936