

<p>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203</p> <hr/> <p>Petitioner:</p> <p>ROK PROPERTIES,</p> <p>v.</p> <p>Respondent:</p> <p>DENVER COUNTY BOARD OF COMMISSIONERS.</p>	
<p>Attorney or Party Without Attorney for the Petitioner:</p> <p>Name: Stevens & Associates Todd J. Stevens</p> <p>Address: 8005 S. Chester St., Suite 340 Englewood, CO 80112</p> <p>Phone Number: (303) 347-1878</p>	<p>Docket Number: 41119</p>
<p>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.: 05036-22-012-000

Category: Refund/Abatement Property Type: Commercial
2. Petitioner is protesting the 2001 actual value of the subject property.

3. The parties agreed that the 2001 actual value of the subject property should be reduced to:

Land	\$ 547,500.00
Improvements	<u>\$ 667,500.00</u>
Total	\$1,215,000.00

4. The Board concurs with the Stipulation.

ORDER:

Respondent is ordered to reduce the 2001 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 day of March, 2004.

This decision was put on the record

March 22, 2004

BOARD OF ASSESSMENT APPEALS

Karen E Hart

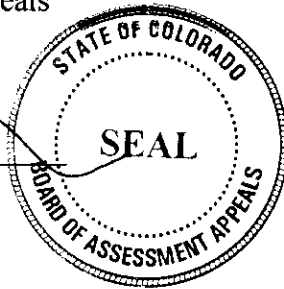
Karen E. Hart

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



BOARD OF ASSESSMENT APPEALS STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 41119 Schedule Number: 5036-22-012 MAR 19 PM 1:02 DENVER COUNTY BOARD OF COMMISSIONERS
Petitioner:	
ROK PROPERTIES	
v.	
Respondent:	
DENVER COUNTY BOARD OF COMMISSIONERS	
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	
STIPULATION (AS TO TAX YEAR 2001 ACTUAL VALUE)	

Petitioner, ROK PROPERTIES, and Respondent, DENVER COUNTY BOARD OF COMMISSIONERS, hereby enters into this Stipulation regarding the tax year 2001 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:

 655 Broadway
 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 2001.

Land	\$	547,500.00
Improvements	\$	<u>999,100.00</u>
Total	\$	1,546,600.00

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

Land	\$	547,500.00
Improvements	\$	<u>935,700.00</u>
Total	\$	1,483,200.00

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 year 2001.

Land	\$	547,500.00
Improvements	\$	<u>667,500.00</u>
Total	\$	1,215,000.00

6. The valuations, as established above, shall be binding only with respect to tax year 2001.

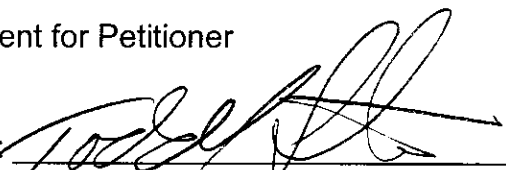
7. Brief narrative as to why the reduction was made:

An adjustment made to the income approach resulted in a value reduction.

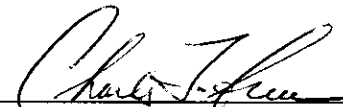
8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on April 6, 2004 at 8:30 a.m. be vacated.

DATED this 18th day of March, 2004.

Agent for Petitioner

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

Denver County Board of Commissioners

By: 
Maria Kayser #15597
201 West Colfax Avenue, Dept. 1207
Denver, CO 80202
Telephone: 720-913-3275
Fax: 720-913-3180
Docket No: 41119