

<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>FREDERIK JAN RAMPIES &amp; ALLAIDA RAMPIES,</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: Dariush Bozorgpour Property Tax Advisors</p> <p>Address: 3090 S. Jamaica Court, Suite 204 Aurora, CO 80014</p> <p>Phone Number: (303) 368-0500</p>	<p><b>Docket Number: 41147</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.: 05221-25-004-000**

**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	\$ 48,600.00
Improvements	<u>\$292,400.00</u>
Total	\$341,000.00

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 21<sup>st</sup> day of August, 2003.

This decision was put on the record

August 20, 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



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<b>BOARD OF ASSESSMENT APPEALS</b> <b>STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	
Petitioner:  <b>FREDERIK JAN RAMPIES AND ALLAIDA RAMPIES</b>  v. Respondent: <b>DENVER COUNTY BOARD OF EQUALIZATION</b> 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	Docket Number:  41147  Schedule Number:  5221-25-004
<b>STIPULATION (AS TO TAX YEAR 2001 ACTUAL VALUE)</b>	

Petitioner, FREDERIK JAN RAMPIES AND ALLAIDA RAMPIES, and Respondent, DENVER COUNTY BOARD OF EQUALIZATION, 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:  
  
1428-1432 S. 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	\$ 48,600
Improvements	<u>\$397,800</u>
Total	\$446,400

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

Land	\$ 48,600
Improvements	<u>\$397,800</u>
Total	\$446,400

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 2001.

Land	\$ 48,600
Improvements	<u>\$292,400</u>
Total	\$341,000

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:

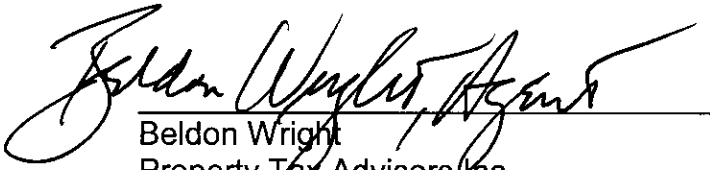
An adjustment to the income approach resulted in a reduction.

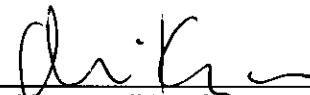
8. A hearing has not been scheduled before the Board of Assessment Appeals.

DATED this 12<sup>th</sup> day of August, 2003.

Agent for Petitioner

Denver County Board of Equalization

  
Beldon Wright  
Property Tax Advisors Inc.  
3090 S. Jamaica Ct. #200  
Aurora, CO 80014

By:   
Maria Kayser #15597  
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Docket Number: 41147