

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 42616
Petitioner: FRANK DARDANO , v. Respondent: DENVER COUNTY BOARD OF EQUALIZATION.	
ORDER ON STIPULATION	

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.: 05281-07-009-000 +1

Category: Valuation Property Type: Commercial Real
2. Petitioner is protesting the 2003 actual value of the subject property.
3. The parties agreed that the 2003 actual value of the subject property should be reduced to:

Total Value: \$1,007,400

(Reference Attached Stipulation)
4. The Board concurs with the Stipulation.

ORDER:

Respondent is ordered to reduce the 2003 actual value of the subject property, as set forth above.

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

DATED AND MAILED this 21st day of April 2006.

BOARD OF ASSESSMENT APPEALS

This decision was put on record

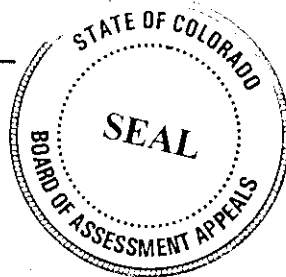
April 20, 2006

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

Keela Steele
Keela Steele



BOARD OF ASSESSMENT APPEALS STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: <p style="text-align: center;">42616</p> Schedule Number: <p style="text-align: center;">5281-07-009</p> <div style="text-align: right; font-size: small;"> 2006 APR 20 AM 10: 04 BOARD OF ASSESSMENT APPEALS </div>
Petitioner: FRANK DARDANO v. Respondent:	
DENVER COUNTY BOARD OF EQUALIZATION Attorneys for Denver County Board of Equalization Cole Finegan #16853 City Attorney Max Taylor #35403 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 2003 ACTUAL VALUES) - BAA/REAL MULTI	

Petitioner, FRANK DARDANO, and Respondent, DENVER COUNTY BOARD OF EQUALIZATION, hereby enter into this Stipulation regarding the tax year 2003 valuation of the subject properties, 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 properties subject to this Stipulation are described as:
 1205 W. Evans Avenue
 Denver, Colorado 80223
2. The subject properties are classified as commercial properties.
3. Attachment A reflects the actual values of the subject properties, as assigned by the Assessor for tax year 2003.

4. Attachment B reflects the actual values of the subject properties after a timely appeal, as assigned by the Denver County Board of Equalization.

5. After further review and negotiation, the Petitioner and Respondent agree to the tax year 2003 actual values of the subject properties, as shown on Attachment C.

6. The valuations, as established on Attachment C, shall be binding with respect to only tax year 2003.

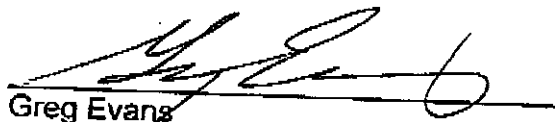
7. Brief narrative as to why the reduction was made:

The land discount should be increased for the 5281-07-009 schedule parcel.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on April 13, 2006 at 8:30 a.m. be vacated.

DATED this 20 day of April, 2006.

Attorney for Petitioner



Greg Evans
Bridge & Associates
390 Union Blvd., Suite 330
Lakewood, CO 80228-1556

Denver County Board of Equalization



By: Max Taylor #35403
Assistant City Attorney
201 West Colfax Avenue, Dept. 1207
Denver, CO 80202
Telephone: 720-913-3275
Fax: 720-913-3180

Docket Number: 42616

ATTACHMENT A

ACTUAL VALUES, AS ASSIGNED BY THE ASSESSOR

Docket Number 42616

Schedule Number	Land Value	Improvement Value	Total Actual Value
5281-07-009	\$879,100.00	\$89,400.00	\$968,500.00
5281-07-003	\$109,700.00	\$26,900.00	\$136,600.00

ATTACHMENT B

**ACTUAL VALUES, AS ASSIGNED BY THE
DENVER COUNTY BOARD OF EQUALIZATION AFTER A TIMELY APPEAL**

Docket Number 42616

Schedule Number	Land Value	Improvement Value	Total Actual Value
5281-07-009	\$879,100.00	\$89,400.00	\$968,500.00
5281-07-003	\$109,700.00	\$26,900.00	\$136,600.00

ATTACHMENT C

ACTUAL VALUES, AS AGREED TO BY ALL PARTIES

Docket Number 42616

Schedule Number	Land Value	Improvement Value	Total Actual Value
5281-07-009	\$781,400.00	\$89,400.00	\$870,800.00
5281-07-003	\$109,700.00	\$26,900.00	\$136,600.00