

<p>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203</p> <hr/> <p>Petitioner:</p> <p>WEDCO INVESTMENTS,</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: Mike Walter 1st Net Real Estate Services, Inc. Address: 3333 S. Wadsworth Blvd., Ste. 200 Lakewood, CO 80227 Phone Number: 720.962.5750</p>	<p>Docket Number: 42712</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.: 02144-00-085

Category: Valuation Property Type: Commercial
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:

Land:	\$ 89,600.00
Improvements:	<u>\$626,600.00</u>
Total:	\$716,200.00

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.

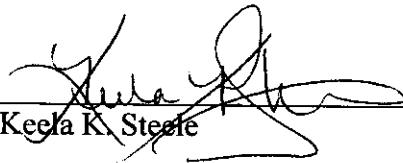
The Denver County Assessor is directed to change his/her records accordingly.

DATED/MAILED this 25th day of January, 2005.

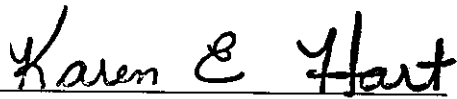
This decision was put on the record

January 21, 2005


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


Keela K. Steele

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	
Petitioner: WEDCO INVESTMENTS v. Respondent: DENVER COUNTY BOARD OF EQUALIZATION	Docket Number: 42712 Schedule Number:
Attorneys for Denver County Board of Equalization 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	2144-00-085 JAN 21 PM 12:14
STIPULATION (AS TO TAX YEAR 2003 ACTUAL VALUE)	

Petitioner, WEDCO INVESTMENTS, and Respondent, DENVER COUNTY BOARD OF EQUALIZATION, hereby enters into this Stipulation regarding the tax year 2003 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:

5131 Race Ct.
Denver, Colorado

2. The subject property is classified as industrial property.

3. The County Assessor originally assigned the following actual value on the subject property for tax year 2003.

Land	\$	89,600.00
Improvements	\$	<u>742,300.00</u>
Total	\$	831,900.00

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

Land	\$	89,600.00
Improvements	\$	<u>742,300.00</u>
Total	\$	831,900.00

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 2003.

Land	\$	89,600.00
Improvements	\$	<u>626,600.00</u>
Total	\$	716,200.00

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


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

The base rental rate was adjusted with consideration given to both reported actual income and market data.

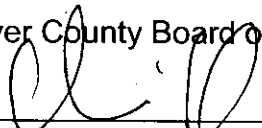
8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on February 11, 2005 at 8:30 a.m. be vacated.

DATED this 14TH day of JANUARY, 2005.

Agent for Petitioner

By: 
Mike Walter
1st Net Real Estate Services, Inc.
3333 ~~2255~~ S. Wadsworth Blvd., Suite ~~108~~ 200
Lakewood, CO 80227
720-962-5750

Denver County Board of Equalization

By: 
Maria Kayser #15597
201 West Colfax Avenue, Dept. 1207
Denver, CO 80202
Telephone: 720-913-3275
Fax: 720-913-3180
Docket No: 42712