

<p>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203</p> <hr/> <p>Petitioner:</p> <p>E2L 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: Steve A. Evans The E Company</p> <p>Address: P.O. Box 260511 Highlands Ranch, CO 80163</p> <p>Phone Number: 720.351.3515</p>	<p>Docket Number: 42774</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.: 5051-01-040

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:	\$200,000.00
Improvements:	<u>\$436,000.00</u>
Total:	\$636,000.00

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 3rd day of January, 2005.

This decision was put on the record

December 30, 2004

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

BOARD OF ASSESSMENT APPEALS

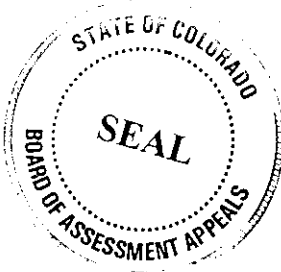
Karen E Hart

Karen E. Hart

Debra A. Baumbach

Debra A. Baumbach

Keela K. Steele
Keela K. Steele



BOARD OF ASSESSMENT APPEALS STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	
Petitioner: E2L LLC v. Respondent: DENVER COUNTY BOARD OF EQUALIZATION	Docket Number: 42774 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	5051-01-040 01 DEC 30 AM 11:49 BOARD OF ASSESSMENT APPEALS
STIPULATION (AS TO TAX YEAR 2003 ACTUAL VALUE)	

Petitioner, E2L LLC, 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:

 2510 W. Colfax Ave.
 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	\$	737,400.00
Improvements	\$	<u>25,500.00</u>
Total	\$	762,900.00

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

Land	\$	737,400.00
Improvements	\$	<u>25,500.00</u>
Total	\$	762,900.00

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	\$	200,000.00
Improvements	\$	<u>436,000.00</u>
Total	\$	636,000.00

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 value was adjusted in 2004 by Hearing Officer to reflect an adjustment to land value and correlation to the Income Approach to Value. The same value considerations should be made for the 2003 tax year.


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

DATED this 27th day of December, 2004.

Agent for Petitioner

By: 
The E Company *Steve Egan*
P.O. Box 260511
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Denver County Board of Equalization

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Docket No: 42774