

**BOARD OF ASSESSMENT APPEALS,  
STATE OF COLORADO**  
1313 Sherman Street, Room 315  
Denver, Colorado 80203

Petitioner:

**HEITLER DEVELOPMENT,**

v.

Respondent:

**DENVER COUNTY BOARD OF EQUALIZATION.**

Attorney or Party Without Attorney for the Petitioner:

**Docket Number: 43038**

Name: Todd J. Stevens  
Stevens & Associates, Inc.  
Address: 640 Plaza Drive, Suite 290  
Littleton, CO 80219  
Phone Number: 303.347.1878

**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.: 05031-05-006-000+1**

**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:

[PLEASE REFERENCE ATTACHED STIPLUATION]

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 18<sup>th</sup> day of January, 2005.

This decision was put on the record

January 14, 2005

**BOARD OF ASSESSMENT APPEALS**

*Karen E Hart*

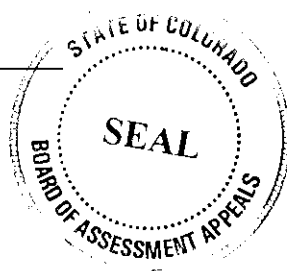
Karen E. Hart

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

*Keela K. Steele*  
Keela K. Steele



<b>BOARD OF ASSESSMENT APPEALS</b> <b>STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number:  43038  Schedule Numbers:  5031-05-006 T/B-5031-05-007  RECEIVED BOARD OF ASSESSMENT APPEALS SEP 11 11:12:46
Petitioner:	
<b>HEITLER DEVELOPMENT/SRP INC.</b>	
v.	
Respondent:	
<b>DENVER COUNTY BOARD OF EQUALIZATION</b>	
Attorneys for Denver County Board of Equalization	
Cole Finegan #16853 City Attorney	
Laurie J. Heydman #17839 Assistant City Attorney 201 West Colfax Avenue, Dept. 1207 Denver, Colorado 80202 Telephone: 720-913-3275 Facsimile: 720-913-3180	
<b>STIPULATION (AS TO TAX YEAR 2003 ACTUAL VALUES)</b>	

Petitioner, HEITLER DEVELOPMENT/SRP INC., 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:  
  
 1410 Grant Street and 1422 Grant Street  
 Denver, Colorado
  
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:

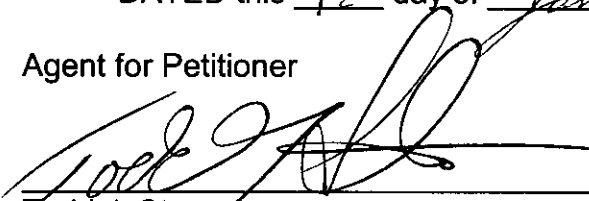
An adjustment made to the income approach resulted in a reduction of value for parcel 5031-05-006. No change is made to the tie-back parcel 5031-05-007.


8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on January 28, 2005 at 8:30 a.m. be vacated.

DATED this 12<sup>th</sup> day of January, 2004<sup>S</sup>.

Agent for Petitioner

Denver County Board of Equalization

*640*  
  
\_\_\_\_\_  
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Docket Number: 43038

**ATTACHMENT A**

**ACTUAL VALUES, AS ASSIGNED BY THE ASSESSOR**

**Docket Number 43038**

<b>Schedule Number</b>	<b>Land Value</b>	<b>Improvement Value</b>	<b>Total Actual Value</b>
5031-05-006	\$ 274,600	\$1,354,400	\$1,629,000
5031-05-007	\$ 95,000	\$ 1,000	\$ 96,000

**ATTACHMENT B**

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

Docket Number 43038

Schedule Number	Land Value	Improvement Value	Total Actual Value
5031-05-006	\$ 274,600	\$1,354,400	\$1,629,000
5031-05-007	\$ 95,000	\$ 1,000	\$ 96,000

**ATTACHMENT C**

**ACTUAL VALUES, AS AGREED TO BY ALL PARTIES**

Docket Number 43038

Schedule Number	Land Value	Improvement Value	Total Actual Value
5031-05-006	\$ 274,600	\$1,221,700	\$1,496,300
5031-05-007	\$ 95,000	\$ 1,000	\$ 96,000