

<b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	<b>Docket Number: 43050</b>
Petitioner: <b>ROC/BROADWAY ST ASSOC/SOUTH COLLAWN,</b>  v. Respondent: <b>DENVER COUNTY BOARD OF EQUALIZATION.</b>	
<b>ORDER ON STIPULATION</b>	

**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.: 05036-22-012-000+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:            \$3,013,100**

(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 June 2006.

**BOARD OF ASSESSMENT APPEALS**

This decision was put on record

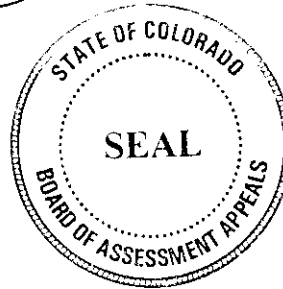
June 20, 2006

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



<b>BOARD OF ASSESSMENT APPEALS</b> <b>STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Numbers:  43050  Schedule Number:  5036-22-012 5036-22-013
Petitioner:  <b>ROC/BROADWAY ST ASSOC/SOUTH COLLAWN</b>  v.  Respondent:	
<b>DENVER COUNTY BOARD OF EQUALIZATION</b> Attorneys for Denver County Board of Equalization  Cole Finegan #16853 City Attorney  Alice J. Major #19454 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, ROC/BROADWAY ST ASSOC/SOUTH COLLAWN, 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:  
     655 Broadway Street  
     Denver, Colorado
2. The subject properties are classified as commercial properties.

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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.

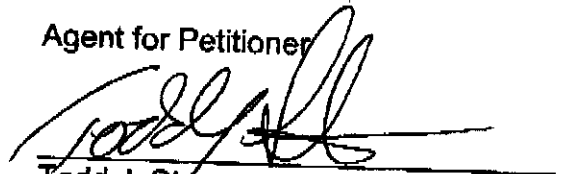
7. Brief narrative as to why the reduction was made:

The contiguous tie-back parking parcel was deducted from the income total value of the economic unit.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on June 16, 2006 at 8:30 a.m. be vacated.

DATED this 13 day of June, 2006.

Agent for Petitioner



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(303) 347-1878

Denver County Board of Equalization

By: 

Alice J. Major #10454  
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Denver, CO 80202  
Telephone: 720-913-3275  
Fax: 720-913-3180

Docket Number: 43050

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

Docket Number 43050

Schedule Number	Land Value	Improvement Value	Total Actual Value
05036-22-012-000	\$ 432,200.00	\$ 2,583,300.00	\$ 3,015,500.00
05036-12-013-000	\$ 245,100.00	\$ 18,000.00	\$ 263,100.00

**ATTACHMENT B****ACTUAL VALUES, AS ASSIGNED BY THE  
DENVER COUNTY BOARD OF EQUALIZATION AFTER A TIMELY APPEAL****Docket Number 43050**

<b>Schedule Number</b>	<b>Land Value</b>	<b>Improvement Value</b>	<b>Total Actual Value</b>
05036-22-012-000	\$ 432,200.00	\$ 2,583,300.00	\$ 3,015,500.00
05036-12-013-000	\$ 245,100.00	\$ 18,000.00	\$ 263,100.00

**ATTACHMENT C****ACTUAL VALUES, AS AGREED TO BY ALL PARTIES****Docket Numbers 43050**

<b>Schedule Number</b>	<b>Land Value</b>	<b>Improvement Value</b>	<b>Total Actual Value</b>
05036-22-012-000	\$ 432,200.00	\$ 2,317,800.00	\$ 2,750,000.00
05036-12-013-000	\$ 245,100.00	\$ 18,000.00	\$ 263,100.00