

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

Petitioner:

JOLIET PROPERTIES, LTD.

v.

Respondent:

DENVER COUNTY BOARD OF EQUALIZATION.

Attorney or Party Without Attorney for the Petitioner:

Name: Barry J. Goldstein, Esq.
STERLING EQUITIES INC.
Address: 950 S. Cherry Street, #320
Denver, CO 80246
Phone Number: (303) 757-8865

Docket Number: 43168

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.: 01142-05-004-000

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:	\$ 511,600.00
Improvements:	<u>\$2,085,400.00</u>
Total:	\$2,597,000.00

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 24th day of September 2004.

This decision was put on the record

September 23, 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

Penny S. Lowenthal
Penny S. Lowenthal



BOARD OF ASSESSMENT APPEALS STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 43168 Schedule Number: 1142-05-004
Petitioner: JOLIET PROPERTIES, LTD. v. Respondent:	
DENVER COUNTY BOARD OF EQUALIZATION 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	
STIPULATION (AS TO TAX YEAR 2003 ACTUAL VALUE)	

Petitioner, JOLIET PROPERTIES, LTD., 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:
 4280 Joliet St.
 Denver, Colorado
2. The subject property is classified as industrial property.

RECEIVED
 04 SEP 21 PM 12:47
 BOARD OF ASSESSMENT APPEALS

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

Land	\$	511,600.00
Improvements	\$	<u>2,395,800.00</u>
Total	\$	<u>2,907,400.00</u>

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

Land	\$	511,600.00
Improvements	\$	<u>2,289,600.00</u>
Total	\$	<u>2,801,200.00</u>

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	\$	511,600.00
Improvements	\$	<u>2,085,400.00</u>
Total	\$	<u>2,597,000.00</u>

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:

More consideration was given to the subject property's actual income and expense information.

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

DATED this 13th day of September, 2004.

Attorney for Petitioner

Barry J. Goldstein

Barry J. Goldstein # 2218
Sterling Equities Inc.
950 S. Cherry Street #320
Denver, CO 80246
303-757-8865

Denver County Board of Equalization

By: Maria Kayser

Maria Kayser #15597
201 West Colfax Avenue, Dept. 1207
Denver, CO 80202
Telephone: 720-913-3275
Fax: 720-913-3180
Docket No: 43168