

<b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	<b>Docket Number: 43350</b>
Petitioner: <b>MOUNTAIN FINANCE &amp; REALTY CO,</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.: 02354-18-001-000**

**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:            \$668,400**

(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 15th day of September 2005.

**BOARD OF ASSESSMENT APPEALS**

This decision was put on record

September 13, 2005

*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 Number:  43350  Schedule Number:  2354-18-001
Petitioner:  <b>MOUNTAIN FINANCE &amp; REALTY CO</b>  v.  Respondent:	
<b>DENVER COUNTY BOARD OF EQUALIZATION</b> 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	
<b>STIPULATION (AS TO TAX YEAR 2003 ACTUAL VALUE)</b>	

Petitioner, MOUNTAIN FINANCE & REALTY CO, 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:  
     1100 E. 17<sup>th</sup> Street  
     Denver, Colorado
  
2. The subject property is classified as commercial and residential mixed use property.

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

Commercial Land	\$	88,500.00
Commercial Improvements	\$	<u>418,700.00</u>
Commercial Total	\$	507,200.00

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

Commercial Land	\$	88,500.00
Commercial Improvements	\$	<u>418,700.00</u>
Commercial Total	\$	507,200.00

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.

Residential Land	\$	42,500.00
Residential Improvements	\$	<u>325,700.00</u>
Residential Total	\$	368,200.00
Commercial Land	\$	46,000.00
Commercial Improvements	\$	<u>254,200.00</u>
Commercial Total	\$	300,200.00
Total Land	\$	88,500.00
Total Improvements	\$	<u>579,900.00</u>
Total	\$	668,400.00

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 total assessed value will be lowered due to the discovery of residential use in a portion of the property.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on November 21, 2005 at 1:00 p.m. be vacated.

DATED this 9 day of September, 2005.

Agent for Petitioner

Denver County Board of Equalization

By: 

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By: 

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