

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 43880
Petitioner: WEINGARTEN/MILLER/GVR LLC, v. Respondent: DENVER COUNTY BOARD OF EQUALIZATION.	
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.: 00153-12-001-000+3

Category: Valuation Property Type: Commercial Real
2. Petitioner is protesting the 2004 actual value of the subject property.
3. The parties agreed that the 2004 actual value of the subject property should be reduced to:

Total Value: \$1,339,700

(Reference Attached Stipulation)
4. The Board concurs with the Stipulation.

ORDER:

Respondent is ordered to reduce the 2004 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 25th day of May 2006.

BOARD OF ASSESSMENT APPEALS

This decision was put on record

May 24, 2006

Karen E Hart

Karen E. Hart

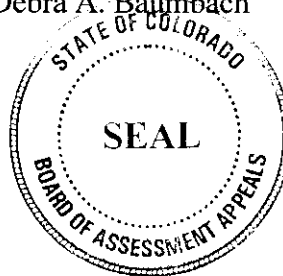
I hereby certify that this is a true and correct copy of the decision of the Board of Assessment Appeals.

Keela Steele

Keela Steele

Debra A. Baumbach

Debra A. Baumbach



BOARD OF ASSESSMENT APPEALS STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: <p style="text-align: center;">43880</p> Schedule Number: <p style="text-align: center;">0153-12-001+</p> <div style="text-align: right; font-size: small;"> STATE OF COLORADO BOARD OF ASSESSMENT APPEALS 2006 MAY 24 PM 12: 21 </div>
Petitioner: WEINGARTEN/MILLER/GVR LLC v. Respondent:	
DENVER COUNTY BOARD OF EQUALIZATION Attorneys for Denver County Board of Equalization Cole Finegan #16853 City Attorney Max Taylor #35403 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 2004 ACTUAL VALUES) - BAA/REAL MULTI	

Petitioner, WEINGARTEN/MILLER/GVR LLC, and Respondent, DENVER COUNTY BOARD OF EQUALIZATION, hereby enter into this Stipulation regarding the tax year 2004 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:

18521 E. 48th Avenue
 18609 E. 48th Avenue
 18641 E. 48th Avenue
 18521 E. 48th Avenue
 Denver, Colorado 80249

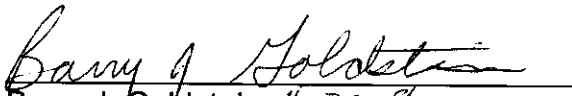
2. The subject properties are classified as four vacant land pad sites.
3. Attachment A reflects the actual values of the subject properties, as assigned by the Assessor for tax year 2004.
4. Attachment B reflects the actual values of the subject properties after a timely appeal, as assigned by the Denver County Board of Equalization.
5. After further review and negotiation, the Petitioner and Respondent agree to the tax year 2004 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 2004.
7. Brief narrative as to why the reduction was made:

The four vacant land pad sites received a 16% reduction for delayed development based on a 12.86% discount rate over a two year period.


8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on July 31, 2006 at 8:30 a.m. be vacated.

DATED this 19th day of May, 2006.

Agent for Petitioner


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

Denver County Board of Equalization

By: 
Max Taylor #35403
Assistant City Attorney
201 West Colfax Avenue, Dept. 1207
Denver, CO 80202
Telephone: 720-913-3275
Fax: 720-913-3180

Docket Number: 43880

ATTACHMENT A

ACTUAL VALUES, AS ASSIGNED BY THE ASSESSOR

Docket Number 43880

Schedule Number	Total Actual Value
00153-12-001-000	\$ 383,100.00
00153-12-006-000	\$ 377,200.00
00153-12-008-000	\$ 522,200.00
00153-12-009-000	\$ 312,200.00
TOTAL	\$ 1,594,700.00

ATTACHMENT B

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

Docket Number 43880

Schedule Number	Total Actual Value
00153-12-001-000	\$ 383,100.00
00153-12-006-000	\$ 377,200.00
00153-12-008-000	\$ 522,200.00
00153-12-009-000	\$ 312,200.00
TOTAL	\$ 1,594,700.00

ATTACHMENT C

ACTUAL VALUES, AS AGREED TO BY ALL PARTIES

Docket Number 43880

Schedule Number	Total Actual Value
00153-12-001-000	\$ 321,800.00
00153-12-006-000	\$ 316,900.00
00153-12-008-000	\$ 438,700.00
00153-12-009-000	\$ 262,300.00
TOTAL	\$ 1,339,700.00