

<b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	<b>Docket Number: 46784</b>
Petitioner: <b>M. B. GLASSMAN ,</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.: 01233-00-049-000+1**  
**Category: Valuation      Property Type: Commercial Real**
2. Petitioner is protesting the 2006 actual value of the subject property.
3. The parties agreed that the 2006 actual value of the subject property should be reduced to:  

**Total Value:            \$3,038,400**  
(Reference Attached Stipulation)
4. The Board concurs with the Stipulation.

**ORDER:**

Respondent is ordered to reduce the 2006 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 31st day of May 2007.

**BOARD OF ASSESSMENT APPEALS**

This decision was put on record

May 29, 2007

---

*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

*Heather Wilcox*

---

Heather Wilcox



<b>BOARD OF ASSESSMENT APPEALS</b> <b>STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 46784, 45762 Schedule Number: 1233-00-049, 1233-00-050
Petitioner:  <b>M B GLASSMAN</b>  v. Respondent:	
<b>DENVER COUNTY BOARD OF EQUALIZATION</b> Attorneys for Denver County Board of Equalization  City Attorney  Eugene J. Kottenstette #6391 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 YEARS 2005 &amp; 2006 ACTUAL VALUES)</b>	

Petitioner, M B GLASSMAN, and Respondent, DENVER COUNTY BOARD OF EQUALIZATION, hereby enter into this Stipulation regarding the tax years 2005 & 2006 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:

1233-00-049	1233-00-050
11255 E. 37 <sup>th</sup> Avenue	3787 Lima Street
Denver, Colorado 80239	Denver, CO 80239
  
2. The subject properties are classified as industrial properties.

3. Attachment A reflects the actual values of the subject properties, as assigned by the Assessor for tax years 2005 & 2006.
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 years 2005 & 2006 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 years 2005 & 2006.
7. Brief narrative as to why the reduction was made:  
  
Additional weight was given to the actual income reported by the subject properties.
8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on June 12th, 2007 at 8:30am be vacated.

DATED this 23<sup>rd</sup> day of MAY, 2007.

Agent 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: Eugene J. Kottenstette

Eugene J. Kottenstette #6391  
Assistant City Attorney  
201 West Colfax Avenue, Dept. 1207  
Denver, CO 80202  
Telephone: 720-913-3275  
Fax: 720-913-3180

Docket Number: 46784, 45762

**ATTACHMENT A**

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

Docket Numbers 46784, 45762

Schedule Number	Land Value	Improvement Value	Total Actual Value
<u>E 37<sup>th</sup> Ave</u>	\$342,300	\$1,660,800	\$2,003,100
<u>Lima St</u>	\$172,300	\$1,093,700	\$1,266,000

**ATTACHMENT B**

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

Docket Numbers 46784, 45762

Schedule Number	Land Value	Improvement Value	Total Actual Value
<u>E 37<sup>th</sup> Ave</u>	\$342,300	\$1,660,800	\$2,003,100
<u>Lima St</u>	\$172,300	\$1,093,700	\$1,266,000

**ATTACHMENT C**

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

**Docket Numbers 46784, 45762**

<b>Schedule Number</b>	<b>Land Value</b>	<b>Improvement Value</b>	<b>Total Actual Value</b>
<u>E 37<sup>th</sup> Ave</u>	\$342,300	\$1,543,700	\$1,886,000
<u>Lima St</u>	\$172,300	\$980,100	\$1,152,400