

<p>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203</p> <hr/> <p>Petitioner:</p> <p>2755 LLC,</p> <p>v.</p> <p>Respondent:</p> <p>DENVER COUNTY BOARD OF COMMISSIONERS.</p>	
<p>Attorney or Party Without Attorney for the Petitioner:</p> <p>Name: Todd J. Stevens, Stevens & Associates, Inc. Address: 7950 South Lincoln Street #110 Littleton, CO 80122 Phone Number: (303) 347-1878 E-mail: Attorney Registration No.:</p>	<p>Docket Number: 36985</p>
<p>ORDER (On Stipulation)</p>	

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:

**2755 LOCUST STREET
DENVER COUNTY SCHEDULE NO. 6322-02-098**

2. Petitioner is protesting the 1997 actual value of the subject property.

3. The parties agreed that the 1997 actual value of the subject property should be reduced to:

Land	\$ 203,800.00
Improvement	<u>\$ 896,200.00</u>
Total	\$1,100,000.00

4. The Board concurs with the Stipulation.

ORDER:

Respondent is ordered to reduce the 1997 actual value of the subject property, as set forth above.

The Denver County Assessor is directed to change his records accordingly.

DATED/MAILED this 23rd day of May, 2001.

BOARD OF ASSESSMENT APPEALS

This decision was put on the record

May 23, 2001

Karen E. Hart

Karen E. Hart

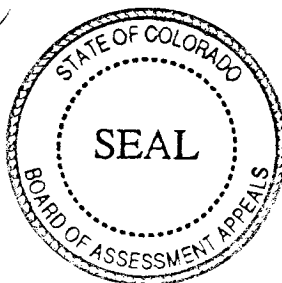
Mark R. Linné

Mark R. Linné

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

Barbara J. Schlosser
Barbara J. Schlosser

Docket Number 36985



BOARD OF ASSESSMENT APPEALS STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 36985 Schedule Number: 6322-02-098 RECEIVED 01 MAY 22 AM 11:54 BOARD OF ASSESSMENT APPEALS
Petitioner: 2755 LLC v. Respondent: DENVER COUNTY BOARD OF COMMISSIONERS	
Attorneys for Denver County Board of Commissioners J. WALLACE WORTHAM, JR. #5969 City Attorney MARIA KAYSER #15597 Assistant City Attorney 1437 Bannock Street, Room 315 Denver, Colorado 80203 Telephone: 720-913-3275 Facsimile: 720-913-3180	
STIPULATION (As To Tax Year 1997 Actual Value)	

Petitioner, 2755 LLC, and Respondent, Denver County Board of Commissioners, hereby enter into this Stipulation regarding the tax year 1997 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:

 2755 Locust Street
 Denver, Colorado

2. The subject property is classified as commercial property.

3. The County Assessor originally assigned the following actual value on the subject property for tax year 1997:

Land	\$ 203,800
Improvements	<u>\$1,191,800</u>
Total	\$1,395,600

4. After appeal to the Board of Commissioners, the Board of Commissioners valued the subject property as follows:

Land	\$ 203,800
Improvements	<u>\$1,191,800</u>
Total	\$1,395,600

5. After further review and negotiation, the Petitioner and Board of Commissioners agree to the following actual value for the subject property for tax year 1997:

Land	\$ 203,800
Improvements	<u>\$ 896,200</u>
Total	\$1,100,000

6. The valuations, as established above, shall be binding only with respect to tax year 1997.

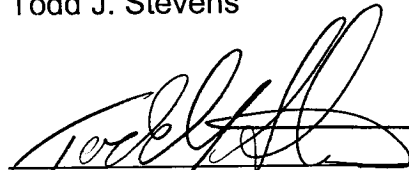
7. Brief narrative as to why the reduction was made:

The subject property sold 11/96 for \$1,100,000 and the petitioner paid the property taxes.


8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on May 1, 2001 at 8:30 a.m. be vacated.

DATED this 17 day of May, 2001.

Todd J. Stevens


Agent for Petitioner
Stevens & Associates Inc.
7950 S. Lincoln Street #110
Littleton, CO 80122
Telephone: 303-347-1878

DENVER COUNTY BOARD OF
COMMISSIONERS


By: _____
MARIA KAYSER #15597
Assistant City Attorney
1437 Bannock Street, Room 353
Denver, CO 80202-5375
Telephone: 720-913-3275
Facsimile: 720-913-3180

Docket Number: 36985