

<p><b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203</p> <hr/> <p>Petitioner:</p> <p><b>2755 LLC,</b></p> <p>v.</p> <p>Respondent:</p> <p><b>DENVER COUNTY BOARD OF COMMISSIONERS.</b></p>	
<p>Attorney or Party Without Attorney for the Petitioner:</p> <p>Name: Todd J. Stevens, Stevens &amp; 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: 36999</p>
<p><b>ORDER (On Stipulation)</b></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:

**9999 EAST YALE AVENUE  
DENVER COUNTY SCHEDULE NO. 6322-02-098**

2. Petitioner is protesting the 1998 actual value of the subject property.

3. The parties agreed that the 1998 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 1998 actual value of the subject property, as set forth above.

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

**DATED/MAILED** this 23<sup>rd</sup> day of May, 2001.

**BOARD OF ASSESSMENT APPEALS**

This decision was put on the record

May 23, 2001

*Karen E Hart*

Karen E. Hart

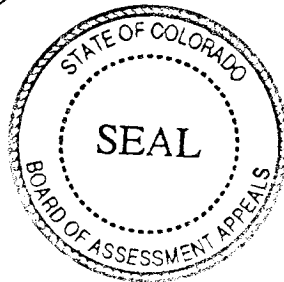
*Mark R. Linné*

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 36999



<b>BOARD OF ASSESSMENT APPEALS</b> <b>STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number:  36999  Schedule Number:  6322-02-098  DEPT. OF ASSESSMENT APPEALS 01 MAY 22 AM 11:55 RECEIVED
Petitioner:  <b>2755 LLC</b>  v.  Respondent:  <b>DENVER COUNTY BOARD OF COMMISSIONERS</b>	
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	
<b>STIPULATION (As To Tax Year 1998 Actual Value)</b>	

Petitioner, 2755 LLC, and Respondent, Denver County Board of Commissioners, hereby enter into this Stipulation regarding the tax year 1998 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 1998:

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>\$1,028,000</u>
Total	\$1,231,800

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 1998:

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 1998.

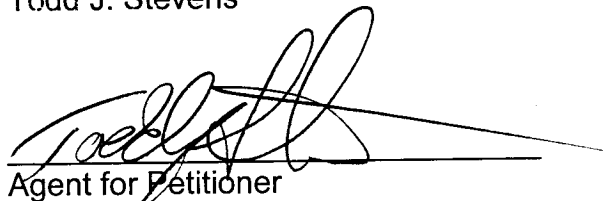
7. Brief narrative as to why the reduction was made:

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 2, 2001 at 8:30 a.m. be vacated.

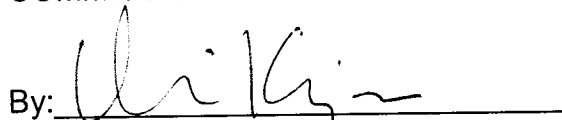
DATED this 17 day of May, 2001.

Todd J. Stevens



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DENVER COUNTY BOARD OF  
COMMISSIONERS



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