

<p>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203</p> <hr/> <p>Petitioner:</p> <p>KAWA PROPERTIES INC.,</p> <p>v.</p> <p>Respondent:</p> <p>DENVER COUNTY BOARD OF EQUALIZATION.</p>	▲
<p>Attorney or Party Without Attorney for the Petitioner:</p> <p>Name: Beldon Wright, Property Tax Advisors, Inc. Address: 3090 South Jamaica Court, Suite 204 Aurora, Colorado 80014 Phone Number: (303) 368-0500 E-mail: Attorney Reg. No.:</p>	<p>Docket Number: 39399</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:

County Schedule Nos.: 6292-11-009 & 6292-11-013
Category: Valuation **Property Type: Commercial**

2. Petitioner is protesting the 2001 actual value of the subject property.

3. The parties agreed that the 2001 actual value of the subject property should be reduced to:

REFERENCE ATTACHED STIPULATION

4. The Board concurs with the Stipulation.

ORDER:

Respondent is ordered to reduce the 2001 actual value of the subject property, as set forth on attached stipulation.

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

DATED/MAILED this 9th day of April, 2002.

BOARD OF ASSESSMENT APPEALS

Karen E Hart
Karen E. Hart

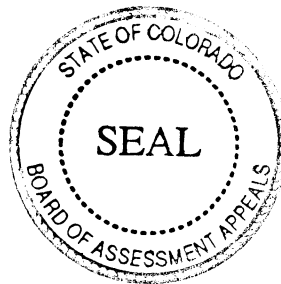
Debra A. Baumbach
Debra A. Baumbach

This decision was put on the record

April 8, 2002

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

Diane Von Dollen
Diane Von Dollen



Docket Number 39399

BOARD OF ASSESSMENT APPEALS STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	02 APR -5 PM 1:5 BOARD OF ASSESSMENT APPEALS Docket Number: 39399 Schedule Number: 6292-11-009 and 6292-11-013
Petitioner: KAWA PROPERTIES INC. v. Respondent: DENVER COUNTY BOARD OF EQUALIZATION	
Attorneys for Denver County Board of Equalization J. Wallace Wortham, Jr. #5969 City Attorney Charles T. Solomon #26873 Assistant City Attorney 1437 Bannock Street, Room 315 Denver, Colorado 80203 Telephone: 720-913-3275 Facsimile: 720-913-3180	
STIPULATION (As To Tax Year 2001 Actual Values)	

Petitioner, KAWA PROPERTIES INC., and Respondent, Denver Board of Equalization, hereby enter into this Stipulation regarding the tax year 2001 valuation of the subject property, and jointly move the Board of Assessment Appeals to enter its order based on this Stipulation.

The Petitioner and Respondent agree and stipulate as follows:

1. The properties subject to this Stipulation are described as:
 2120 South Holly and 2160 South Holly
2. The subject properties are classified as commercial properties.
3. Attachment A reflects the actual values of the subject properties, as assigned by the Assessor for tax year 2001.

4. Attachment B reflects the actual values of the subject properties after a timely appeal, as assigned by the Board of Equalization.

5. After further review and negotiation, the Petitioner and Respondent agree to the tax year 2001 actual values of the subject properties, as shown on Attachment C.

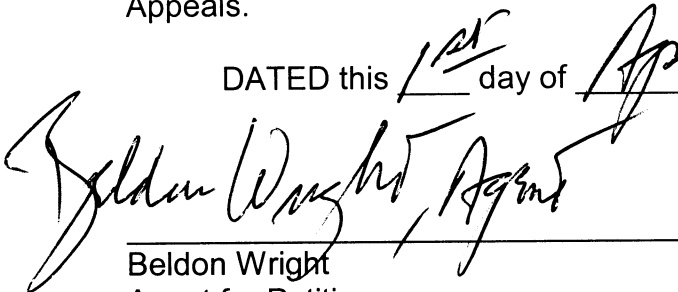
6. The valuations, as established on Attachment C, shall be binding with respect to only tax year 2001.

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

The rental rate was reduced and the expenses and cap rate were increased because of the subject property location and floor plan.

8. A hearing has not been scheduled before the Board of Assessment Appeals.

DATED this 1st day of April, 2002.



Beldon Wright
Agent for Petitioner

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Docket Number: 39399



County Attorney for Respondent
Board of Equalization

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ATTACHMENT A

ACTUAL VALUES, AS ASSIGNED BY THE ASSESSOR

Docket Number 39399

Schedule Number	Land Value	Improvement Value	Total Actual Value
6292-11-009	\$347,600	\$480,000	\$827,600
6292-11-013	\$347,600	\$434,800	\$782,400

ATTACHMENT B

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

Docket Number 39399

Schedule Number	Land Value	Improvement Value	Total Actual Value
6292-11-009	\$347,600	\$480,000	\$827,600
6292-11-013	\$347,600 -	\$434,800	\$782,400

ATTACHMENT C

ACTUAL VALUES, AS AGREED TO BY ALL PARTIES

Docket Number 39399

Schedule Number	Land Value	Improvement Value	Total Actual Value
6292-11-009	\$347,600	\$395,600	\$743,200
6292-11-013	\$347,600	\$421,600	\$769,200