

<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>JRD MANAGEMENT, INC.,</b></p> <p>v.</p> <p>Respondent:</p> <p><b>DENVER COUNTY BOARD OF EQUALIZATION</b></p>	
<p>Attorney or Party Without Attorney for the Petitioner:</p> <p>Name: Matthew W. Poling Deloitte &amp; Touche LLP Address: 555 17<sup>th</sup> Street, Suite 3600 Denver, CO 80202 Phone Number: (303) 308-2191 Attorney Reg. No.:</p>	<p><b>Docket Number: 39433</b></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:

**County Schedule No.: 07081-00-034-000**

**Category: Valuation**

**Property Type: Residential**

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:

Land	\$2,546,600.00
Improvements	\$27,253,400.00
Total	\$29,800,000.00

4. The Board concurs with the Stipulation.

**ORDER:**

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

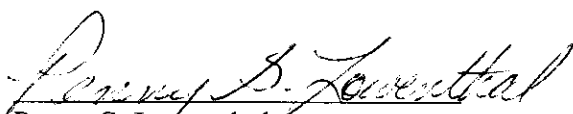
The Denver Assessor is directed to change his/her records accordingly.

**DATED/MAILED** this 8<sup>th</sup> day of February, 2003.


This decision was put on the record


February 7, 2003

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

  
Penny S. Lowenthal

**BOARD OF ASSESSMENT APPEALS**

  
Karen E. Hart

  
Debra A. Baumbach



<b>BOARD OF ASSESSMENT APPEALS</b> <b>STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	<div style="text-align: right;"> <p>03 FEB -7 AM 11:50</p> <p>RECEIVED</p> </div> Docket Number: <p style="text-align: center;">39433</p> Schedule Number: <p style="text-align: center;">7081-00-034</p>
Petitioner:  <b>JRD MANAGEMENT INC.</b>  v.  Respondent:	
<b>DENVER COUNTY BOARD OF EQUALIZATION</b> Attorneys for Denver County Board of Equalization  J. Wallace Wortham, Jr. #5969 City Attorney  Charles T. Solomon, #26873 Assistant City Attorney 201 West Colfax Avenue, Dept. 1207 Denver, Colorado 80202 Telephone: 720-913-3275 Facsimile: 720-913-3180	
<b>Stipulation (As to Actual Value for Tax Year 2001)</b>	

Petitioner, JRD MANAGEMENT INC., and Respondent, DENVER COUNTY BOARD OF EQUALIZATION, hereby enters 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(s) and Respondent agree and stipulate as follows:

1. The property subject to this Stipulation is described as:  
     4363 S. Quebec Street  
     Denver, Colorado
  
2. The subject property is classified as residential property.
  
3. The County Assessor originally assigned the following actual value on the subject property for tax year 2001.

Land	\$ 2,546,600
Improvements	<u>\$27,466,800</u>
Total	\$30,013,400

4. After appeal to the Denver County Board of Equalization, the Denver County Board of Equalization valued the subject property as follows:

Land	\$ 2,546,600
Improvements	<u>\$27,466,800</u>
Total	\$30,013,400

5. After further review and negotiation, the Petitioner and Denver County Board of Equalization agree to the following actual value for the subject property for tax year 2001.

Land	\$ 2,546,600
Improvements	<u>\$27,253,400</u>
Total	\$29,800,000

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

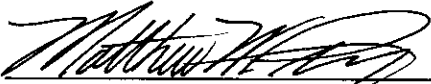
7. Brief narrative as to why the reduction was made:

Recognition of sale prices (2 sales) of the subject property.


8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on February 10, 2003 at 8:30 a.m. be vacated.

DATED this 4<sup>th</sup> day of February, 2003.

Agent for Petitioner

  
Matthew W. Poling  
Deloitte & Touche  
555 17th Street, Suite 3600  
Denver, CO 80202

Denver County Board of Equalization

By:   
Charles T. Solomon #26873  
Assistant City Attorney  
201 West Colfax Avenue, Dept. 1207  
Denver, CO 80202  
Telephone: 720-913-3275  
Facsimile: 720-9133180

Docket Number: 39433