

<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>BUELL DEVELOPMENT CORP.</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: Bridge &amp; Associates Address: P.O. Box 280367 Lakewood, CO 80228 Phone Number: (303) 237-6997 E-mail: Attorney Registration No.:</p>	<p><b>Docket Number: 39581</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.: 2346-23-029**  
**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:

Land	\$799,000.00
Improvements	<u>\$ 1,000.00</u>
Total	\$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 County Assessor is directed to change his records accordingly.

**DATED/MAILED** this 25<sup>th</sup> day of July, 2002.

This decision was put on the record

July 24, 2002

**BOARD OF ASSESSMENT APPEALS**

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

Penny S Bunnell  
Penny S Bunnell

Docket Number: 39581



<b>BOARD OF ASSESSMENT APPEALS</b> <b>STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	
<b>BUELL DEVELOPMENT CORPORATION,</b>  Petitioner,  v.  <b>DENVER COUNTY BOARD OF EQUALIZATION,</b>  Respondent.	Docket Number:  39581  Schedule Number:  02346-23-029-000
Attorneys for Denver County Board of Equalization  J. Wallace Wortham. Jr. #5969 City Attorney  Stephen R. Ford #32086 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 2001 Actual Value)</b>	

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Petitioner, Buell Development Corp., and Respondent, 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:  
  
1501 Cheyenne Place - APPRX  
Denver, Colorado 80202
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 2001:

Land	\$ 854,800
Improvements	\$ <u>1,000</u>
Total	\$ 855,800

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

Land	\$ 854,800
Improvements	\$ <u>1,000</u>
Total	\$ 855,800

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

Land	\$ 799,000
Improvements	\$ <u>1,000</u>
Total	\$ 800,000

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

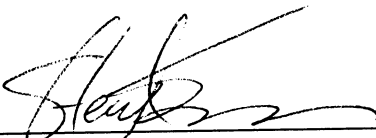
7. Brief narrative as to why the reduction was made:

Consideration was given to the land lease in place as well as further review of the market comparables.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on July 29, 2002 at 3:00 p.m. be vacated.

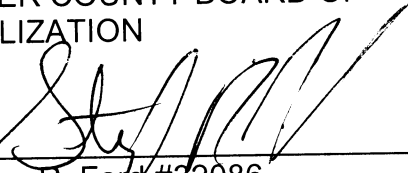
DATED this 18<sup>th</sup> day of July, 2002.

Agent for Petitioner



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DENVER COUNTY BOARD OF  
 EQUALIZATION



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