

<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>GER-NER LAND COMPANY,</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: Deloitte &amp; Touche LLP Address: 555 17<sup>th</sup> St., Suite 3600 Denver, CO 80202 Phone Number: (303) 308-2191 E-mail: Attorney Registration No.:</p>	<p><b>Docket Number: 39692</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.: 05081-00-064-000, 05081-00-026-000, 05081-07-014-000**  
**Property Type: Commercial, Vacant Land, Special Purpose**  
**Category: Valuation**

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 above.

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

**DATED/MAILED** this 13<sup>th</sup> day of September, 2002.

This decision was put on the record

September 12, 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: 39692



<b>BOARD OF ASSESSMENT APPEALS</b> <b>STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	  Docket Number:  39692  Schedule Number:  5081-00-064, 5081-00-026 and 5081-07-014
Petitioner:  <b>GER-NER LAND COMPANY</b>  v.  Respondent:  <b>DENVER COUNTY BOARD OF EQUALIZATION</b>	
Attorneys for Denver County Board of Equalization  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 2001 Actual Values)</b>	

Petitioner, GER-NER LAND COMPANY, 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 property subject to this Stipulation is described as:  
700 Alcott St., 700 Zuni St., approx. 684 Alcott St.
2. The subject property is classified as industrial property.
3. Attachment A reflects the actual values of the subject property, as assigned by the Assessor for tax year 2001.

4. Attachment B reflects the actual values of the subject property 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 property, 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:

Components of the income approach, including the cap rate, were modified based on information submitted by the petitioner.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on July 31, 2002 at 8:30 a.m. be vacated.

DATED this 10<sup>th</sup> day of July, 2002.




Matthew W. Poling  
Agent for Petitioner

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Docket Number: 39692



County Attorney for Respondent  
Board of Equalization

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**ATTACHMENT A**

ACTUAL VALUES, AS ASSIGNED BY THE ASSESSOR

Docket Number 39692

Schedule Number	Land Value	Improvement Value	Total Actual Value
5081-00-064	\$ 982,700	\$ 211,200	\$1,193,900
5081-00-026	\$ 36,800	\$ 0	\$ 36,800
5081-07-014	\$ 95,800	\$ 9,100	\$ 104,900

**ATTACHMENT B**

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

Docket Number 39692

Schedule Number	Land Value	Improvement Value	Total Actual Value
5081-00-064	\$ 982,700	\$ 211,200	\$1,193,900
5081-00-026	\$ 36,800	\$ 0	\$ 36,800
5081-07-014	\$ 95,800	\$ 9,100	\$ 104,900

**ATTACHMENT C**

ACTUAL VALUES, AS AGREED TO BY ALL PARTIES

Docket Number 39692

Schedule Number	Land Value	Improvement Value	Total Actual Value
5081-00-064	\$ 982,700	\$ 41,800	\$1,024,500
5081-00-026	\$ 36,800	\$ 0	\$ 36,800
5081-07-014	\$ 95,800	\$ 9,100	\$ 104,900

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