

<p>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203</p> <hr/> <p>Petitioner:</p> <p>K & B PARTNERS</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: Barry J. Goldstein, Esq. Address: 950 S. Cherry St. #320 Denver, CO 80246 Phone Number: (303) 757-8865 E-mail: Attorney Registration No.:</p>	<p>Docket Number: 39800</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 No.: 05222-03-006-000
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	\$1,300,000.00
Improvements	<u>1,000.00</u>
Total	\$1,301,000.00

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 records accordingly.

DATED/MAILED this 14th day of May, 2002.

This decision was put on the record

May 10, 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 39800



BOARD OF ASSESSMENT APPEALS STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 39800 Schedule Number: 05222-03-006-000 RECEIVED 02 MAY 10 PM 1:21 BOARD OF ASSESSMENT APPEALS
K & B PARTNERS Petitioner(s) v. DENVER COUNTY BOARD OF EQUALIZATION Respondent	
Attorneys for Denver County Board of Equalization: J. Wallace Wortham, Jr., #5969 Maria Kayser 15597 Assistant City Attorney 1437 Bannock Street, Rm 353 Denver, CO 80202-5375 Telephone Number: (720) 913-3287 E-mail: Maria.Kayser@ci.denver.co.us	
AMENDED STIPULATION (As To Tax Year 2001)	

Petitioner, K & B Partners, and Respondent, Denver County 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(s) and Respondent agree and stipulate as follows:

1. The property subject to this Stipulation is described as:

 1265 South Broadway
 Denver, Colorado 80210
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	\$1,450,500
Improvements	\$ <u>1,000</u>
Total	\$1,451,500

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

Land	\$1,450,500
Improvements	\$ <u>1,000</u>
Total	\$1,451,500

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	\$1,300,000
Improvements	\$ <u>1,000</u>
Total	\$1,301,000

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

Upon further review of the actual I/E and market data, a correlation was made to the value indicated by the income approach.

7. Both parties agree that no hearing should be scheduled before the Board of Assessment Appeals.

DATED this 2nd day of May, 2002

Barry Goldstein

K & B Partners
c/o Sterling Equities, Inc.
Mr. Barry Goldstein # 2218

Address:
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DENVER COUNTY BOARD OF
EQUALIZATION

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