

<p>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203</p> <hr/> <p>Petitioner:</p> <p>COMMUNITY CENTERS ONE LLC,</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 South Cherry Street, #320 Denver, CO 80246 Phone Number: (303) 757-8865 E-mail: Attorney Registration No.: 2218</p>	<p>Docket Number: 39849</p>
<p style="text-align: center;">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.: 5152-02-033, 5152-03-034
 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 above.

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

DATED/MAILED this 8th day of August, 2002.

This decision was put on the record

August 7, 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: 39849



<p>BOARD OF ASSESSMENT APPEALS STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203</p>	<p>Docket Number: 39849</p> <p>Schedule Number: 5152-02-033 and 5152-03-034</p> <p style="text-align: right;">RECORDED 02 AUG -2 PM 4:30 STATE OF COLORADO DD OF ASSESSMENT APPEALS</p>
<p>Petitioner: COMMUNITY CENTERS ONE LLC</p> <p>v.</p> <p>Respondent: DENVER COUNTY BOARD OF EQUALIZATION</p>	
<p>Attorneys for Denver County Board of Equalization</p> <p>J. Wallace Wortham, Jr. #5969 City Attorney</p> <p>Maria Kayser #15597 Assistant City Attorney 1437 Bannock Street, Room 315 Denver, Colorado 80203 Telephone: 720-913-3275 Facsimile: 720-913-3180</p>	
<p style="text-align: center;">STIPULATION (As To Tax Year 2001 Actual Values)</p>	

Petitioner, COMMUNITY CENTERS ONE LLC, 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:
198 West Alameda Avenue
2. The subject property is classified as commercial 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:

An adjustment was made to the rental rate.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on August 7, 2002 at 8:30 a.m. be vacated.

DATED this 2nd day of August, 2002.

Barry J. Goldstein

Barry J. Goldstein, Esq. # 2218
Attorney for Petitioner

Address:

Sterling Equities, Inc.
950 S. Cherry Street, Suite #320
Denver, CO 80245
Telephone: 303-757-8865

Docket Number: 39849

J. Wallace Wortham, Jr.

County Attorney for Respondent
Board of Equalization

Address:

J. Wallace Wortham, Jr. - #5969
Denver City Attorney

Maria Kayser #15597
Assistant City Attorney
1437 Bannock Street, Room 353
Denver, Colorado 80202-5375
Telephone: 720-913-3275
Facsimile: 720-913-3180

ATTACHMENT A

ACTUAL VALUES, AS ASSIGNED BY THE ASSESSOR

Docket Number 39849

Schedule Number	Land Value	Improvement Value	Total Actual Value
5152-02-033	\$ 614,800	\$7,953,400	\$8,568,200
5152-03-034	\$ 605,800	\$1,515,000	\$2,120,800

ATTACHMENT B

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

Docket Number 39849

Schedule Number	Land Value	Improvement Value	Total Actual Value
5152-02-033	\$ 614,800	\$7,953,400	\$8,568,200
5152-03-034	\$ 605,800	\$1,515,000	\$2,120,800

ATTACHMENT C

ACTUAL VALUES, AS AGREED TO BY ALL PARTIES

Docket Number 39849

Schedule Number	Land Value	Improvement Value	Total Actual Value
5152-02-033	\$ 614,800	\$7,479,400	\$8,094,200
5152-03-034	\$ 605,800	\$1,515,000	\$2,120,800