

<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>VALENTIA BUILDING, LLC.,</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: Licht &amp; Company Address: 250 Bryant Street Denver, CO 80219 Phone Number: 303-575-9305 Attorney Reg. No.:</p>	<p><b>Docket Number: 39876</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.: 1334-23-009**

**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	\$214,900.00
Improvements	<u>103,100.00</u>
Total	\$318,000.00

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/her records accordingly.

**DATED/MAILED** this 13<sup>th</sup> day of February, 2003.

This decision was put on the record

February 11, 2003

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

**BOARD OF ASSESSMENT APPEALS**

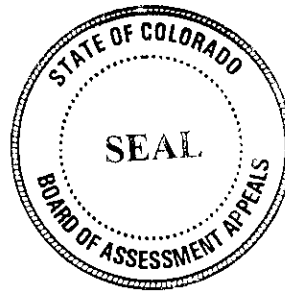
Karen E Hart

Karen E. Hart

Debra A. Baumbach

Debra A. Baumbach

James E. Mogan  
James E. Mogan



<b>BOARD OF ASSESSMENT APPEALS</b> <b>STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number:  39876  Schedule Number:  1334-23-009  RECEIVED 03 FEB 11 AM 11:52 STATE OF COLORADO
Petitioner:  <b>VALENTIA BUILDING LLC</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 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, VALENTIA BUILDING LLC, 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:  
  
 8301 E. Colfax Ave.  
 Denver, Colorado
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	\$214,900
Improvements	<u>\$230,600</u>
Total	\$445,500

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

Land	\$214,900
Improvements	<u>\$172,500</u>
Total	\$387,400

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	\$214,900
Improvements	<u>\$103,100</u>
Total	\$318,000

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:

2002 BOE decision that petitioner's appraisal of leased fee estate is equal to fee simple valuation.

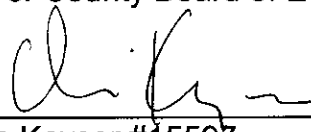
8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on March 14, 2003 at 8:30 a.m. be vacated.

DATED this 3rd day of February, 2003.

Agent for Petitioner

  
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Denver County Board of Equalization

By:   
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