

<p>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203</p> <hr/> <p>Petitioner:</p> <p>GERTRUDE LEITZKE AND GUSTAV LEITZKE,</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: Property Tax Advisors Inc Beldon Wright</p> <p>Address: 3090 S. Jamaica Ct. #200 Aurora, CO 80014</p> <p>Phone Number: (303) 368-0500</p>	<p>Docket Number: 40395</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.: 05272-03-013-000

Category: Valuation

Property Type: Commercial

2. Petitioner is protesting the 2002 actual value of the subject property.

3. The parties agreed that the 2002 actual value of the subject property should be reduced to:

Land	\$ 46,900.00
Improvements	<u>\$127,800.00</u>
Total	\$174,700.00

4. The Board concurs with the Stipulation.

ORDER:

Respondent is ordered to reduce the 2002 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 18th day of September, 2003.

This decision was put on the record

September 17, 2003

BOARD OF ASSESSMENT APPEALS

Karen E Hart

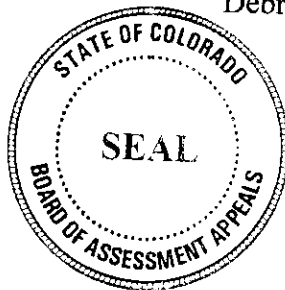
Karen E. Hart

Debra A Baumbach

Debra A. Baumbach

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

Jackie J. Brown
Jackie J. Brown



BOARD OF ASSESSMENT APPEALS STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	<div style="text-align: right;"> 17 MAR 16 11:16 AM 17 MAR 16 11:16 AM </div> Docket Number: 40395 Schedule Number: 5272-03-013
Petitioner:	
GERTRUDE LEITZKE AND GUSTAV LEITZKE	
v.	
Respondent:	
DENVER COUNTY BOARD OF EQUALIZATION	
Attorneys for Denver County Board of Equalization	
Helen Eckardt Raabe #9694 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	
STIPULATION (AS TO TAX YEAR 2002 ACTUAL VALUE)	

Petitioner, GERTRUDE LEITZKE AND GUSTAV LEITZKE, and Respondent, DENVER COUNTY BOARD OF EQUALIZATION, hereby enters into this Stipulation regarding the tax year 2002 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:

1955 S. Bannock St.
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 2002.

Land	\$	46,900.00
Improvements	\$	<u>160,000.00</u>
Total	\$	206,900.00

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

Land	\$	46,900.00
Improvements	\$	<u>139,300.00</u>
Total	\$	186,200.00

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 2002.

Land	\$	46,900.00
Improvements	\$	<u>127,800.00</u>
Total	\$	174,700.00

6. The valuations, as established above, shall be binding only with respect to tax year 2002.

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

Review of both market and actual income data warranted a change to the base rental rate.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on September 24, 2003 at 3:00 p.m. be vacated.

DATED this 10th day of September, 2003.

Agent for Petitioner

By: Beldon Wright, Agent
Beldon Wright
Property Tax Advisors Inc.
3090 S. Jamaica Ct. #200
Aurora, CO 80014

DENVER COUNTY BOARD OF
EQUALIZATION

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Docket No: 40395