

<p>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203</p> <hr/> <p>Petitioner:</p> <p>REPUBLIC PLAZA PROPERTIES PARTNERSHIP,</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. Sterling Equities, Inc.</p> <p>Address: 950 South Cherry Street #320 Denver, Colorado 80246</p> <p>Phone Number: 303-757-8865</p> <p>Attorney Reg. No.: 2218</p>	<p>Docket Number: 40431</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.: 02346-09-039-000

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	\$.00
Improvements		<u>151,630,200.00</u>
Total		\$151,630,200.00

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.

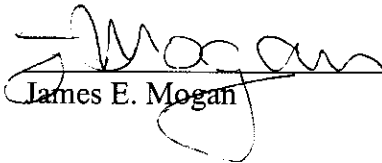
The Denver County Assessor is directed to change his/her records accordingly.

DATED/MAILED this 4th day of March, 2003.

This decision was put on the record

March 3, 2003

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


James E. Mogan

BOARD OF ASSESSMENT APPEALS



Karen E. Hart



Debra A. Baumbach



BOARD OF ASSESSMENT APPEALS STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 40431 Schedule Number: 2346-09-039 FEB 29 PM 2:11 BOARD OF ASSESSMENT APPEALS
Petitioner: REPUBLIC PLAZA PROPERTIES PARTNERSHIP v. Respondent: DENVER COUNTY BOARD OF EQUALIZATION	
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	
STIPULATION (AS TO ACTUAL VALUE FOR TAX YEAR 2002)	

Petitioner, REPUBLIC PLAZA PROPERTIES PARTNERSHIP, 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:

 370 17th Street; 303 16th Street
 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	\$	0
Improvements	<u>\$160,238,500</u>	
Total	\$160,238,500	

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

Land	\$	0
Improvements	<u>\$160,238,500</u>	
Total	\$160,238,500	

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	\$	0
Improvements	<u>\$151,630,200</u>	
Total	\$151,630,200	

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

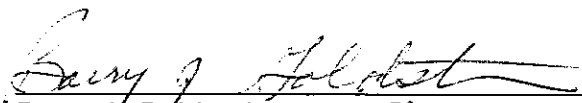
7. Brief narrative as to why the reduction was made:

It was discovered that a substantial block of space in the building was leased at below market levels on a long-term lease. Adjustment was made to account for this situation.

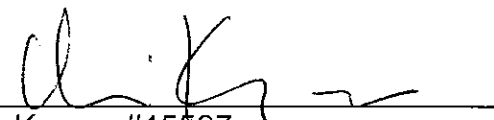
8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on, 2003 at be vacated.

DATED this 21st day of February, 2003.

Attorney for Petitioner


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Denver County Board of Equalization

By: 
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Docket Number: 40431