

<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>UNION CENTER, 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: Barry J. Goldstein Address: 950 S. Cherry St., Suite 320 Denver, CO 80246 Phone Number: (303) 757-8865 Attorney Reg. No.:</p>	<p><b>Docket Number: 40538</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.: 02332-00-087 through 02332-00-090**

**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

3. The parties agreed that the 2002 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 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 14<sup>th</sup> day of December, 2002.

This decision was put on the record

December 13, 2002

**BOARD OF ASSESSMENT APPEALS**

*Karen E Hart*

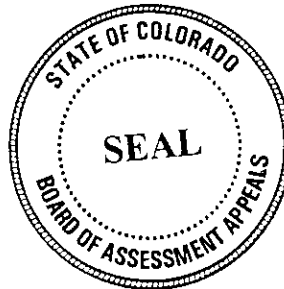
Karen E. Hart

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. Lowenthal*  
Penny S. Lowenthal



<b>BOARD OF ASSESSMENT APPEALS</b> <b>STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number:  40538  Schedule Number:  2332-00-087, -088, -089, and -090  02 DEC 12 PM 12:23 BOARD OF ASSESSMENT APPEALS DENVER, COLORADO
Petitioner:  <b>UNION CENTER, 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, Dept. 1207 Denver, Colorado 80202 Telephone: 720-913-3275 Facsimile: 720-913-3180	
<b>STIPULATION (As To Tax Year 2002 Actual Values)</b>	

Petitioner, UNION CENTER, LLC, and Respondent, Denver Board of Equalization, hereby enter 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 and Respondent agree and stipulate as follows:

1. The property subject to this Stipulation is described as:  
1502 Delgany St.
2. The subject property is classified as industrial and vacant land property.
3. Attachment A reflects the actual values of the subject property, as assigned by the Assessor for tax year 2002.

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 2002 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 2002.

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

**2332-00-087** – The value reduction is based on the 2001 assigned value.

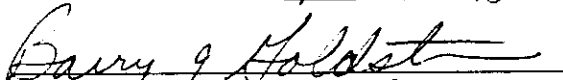
**2332-00-088** – The value reduction is based on the 2001 assigned value.

**2332-00-089** – The value reduction is based on the 2001 assigned value.

**2332-00-090** – The value reduction is based on the 2001 assigned value.

8. A hearing has not been scheduled before the Board of Assessment Appeals.

DATED this 4<sup>th</sup> day of December, 2002.

  
Barry Goldstein *BY 2218*  
Agent for Petitioner

  
County Attorney for Respondent  
Board of Equalization

Address:

Sterling Equities Inc.  
950 S. Cherry Street, Suite 330  
Denver, CO 80246  
Telephone: 303-757-8865

Address:

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

Maria Kayser #15597  
Assistant City Attorney  
201 West Colfax, Dept. 1207  
Denver, Colorado 80202  
Telephone: 720-913-3275  
Facsimile: 720-913-3180

Docket Number: 40538

**ATTACHMENT A**

**ACTUAL VALUES, AS ASSIGNED BY THE ASSESSOR**

Docket Number 40538

Schedule Number	Land Value	Improvement Value	Total Actual Value
2332-00-087	\$3,396,700	\$ 0	\$3,396,700
2332-00-088	\$1,414,900	\$ 0	\$1,414,900
2332-00-089	\$2,985,800	\$ 0	\$2,985,800
2332-00-090	\$1,788,700	\$ 0	\$1,788,700

**ATTACHMENT B**

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

Docket Number 40538

Schedule Number	Land Value	Improvement Value	Total Actual Value
2332-00-087	\$3,396,700	\$ 0	\$3,396,700
2332-00-088	\$1,414,900	\$ 0	\$1,414,900
2332-00-089	\$2,985,800	\$ 0	\$2,985,800
2332-00-090	\$1,788,700	\$ 0	\$1,788,700

**ATTACHMENT C**

ACTUAL VALUES, AS AGREED TO BY ALL PARTIES

Docket Number 40538

Schedule Number	Land Value	Improvement Value	Total Actual Value
2332-00-087	\$3,220,083	\$ 0	\$3,220,083
2332-00-088	\$1,325,917	\$ 0	\$1,325,917
2332-00-089	\$2,874,282	\$ 0	\$2,874,282
2332-00-090	\$1,704,750	\$ 0	\$1,704,750