

<p>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203</p> <hr/> <p>Petitioner:</p> <p>BEAR VALLEY DEVELOPMENT LLC,</p> <p>v.</p> <p>Respondent:</p> <p>DENVER COUNTY BOARD OF COMMISSIONERS.</p>	
<p>Attorney or Party Without Attorney for the Petitioner:</p> <p>Name: Sterling Equities Inc Barry J Goldstein Esq</p> <p>Address: 950 S. Cherry Street #320 Denver, CO 80246</p> <p>Phone Number: (303) 757-8865</p> <p>Attorney Reg. No.: 2218</p>	<p>Docket Number: 41004</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.: 05313-00-031-000

Category: Refund/Abatement **Property Type: Commercial**
2. Petitioner is protesting the 1999 actual value of the subject property.

3. The parties agreed that the 1999 actual value of the subject property should be reduced to:

See Attached Stipulation

4. The Board concurs with the Stipulation.

ORDER:

Respondent is ordered to reduce the 1999 actual value of the subject property, as set forth above.

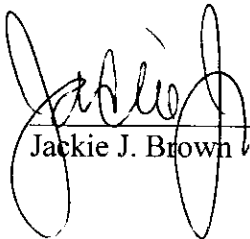
The Denver County Assessor is directed to change his/her records accordingly.

DATED/MAILED this 11th day of February, 2004.

This decision was put on the record

February 10, 2004

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


Jackie J. Brown



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	RECEIVED 01 FEB 10 PM 12:41 BOARD OF ASSESSMENT APPEALS Docket Number: 41004 Schedule Number: 5313-00-031
Petitioner: BEAR VALLEY DEVELOPMENT LLC v. Respondent: DENVER COUNTY BOARD OF COMMISSIONERS	
Attorneys for Denver County Board of Commissioners Cole Finegan #16853 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 1999 ACTUAL VALUE)	

Petitioner, BEAR VALLEY DEVELOPMENT LLC, and Respondent, DENVER COUNTY BOARD OF COMMISSIONERS, hereby enters into this Stipulation regarding the tax year 1999 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:
 3100 S. Sheridan Blvd.
 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 1999.

Land	\$	494,600.00
Improvements	\$	<u>1,224,000.00</u>
Total	\$	1,718,600.00

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

Land	\$	494,600.00
Improvements	\$	<u>970,400.00</u>
Total	\$	1,465,000.00

5. After further review and negotiation, the Petitioner and Denver County Board of Commissioners agree to the following actual value for the subject property for tax year 1999.

Land	\$	494,600.00
Improvements	\$	<u>915,700.00</u>
Total	\$	1,410,300.00

6. The valuations, as established above, shall be binding only with respect to tax year 1999.

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

Adjust value based on age, location and income info submitted.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on March 8, 2004 at 8:30 a.m. be vacated.

DATED this 2nd day of February, 2004.

Attorney for Petitioner

Denver County Board of Commissioners

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