

<p>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203</p> <hr/> <p>Petitioner:</p> <p>INVESTREAL PARTNERS LTD,</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: Bridge & Associates Address: P.O. Box 280367 Lakewood, CO 80228 Phone Number: (303) 237-6997</p>	<p>Docket Number: 41092</p>
<p align="center">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.: 02153-00-077-000A

Category: Refund/Abatement

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	\$ 808,100.00
Improvements	<u>\$1,298,900.00</u>
Total	\$2,107,000.00

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 21st day of November, 2003.

This decision was put on the record

November 20, 2003

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

Jackie J. Brown
Jackie J. Brown



03 NOV 9 PM 1:38
RECEIVED
STATE OF COLORADO
BOARD OF ASSESSMENT APPEALS

BOARD OF ASSESSMENT APPEALS STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 41092 Schedule Number: 2153-00-077
Petitioner:	
INVESTREAL PARTNERS LTD v.	
Respondent:	
DENVER COUNTY BOARD OF COMMISSIONERS	Schedule Number: 2153-00-077
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 2001 ACTUAL VALUE)	

Petitioner, INVESTREAL PARTNERS LTD, and Respondent, DENVER COUNTY BOARD OF COMMISSIONERS, 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:

- The property subject to this Stipulation is described as:

 5151 Fox 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 2001.

Land	\$	808,100.00
Improvements	\$	<u>1,463,900.00</u>
Total	\$	2,272,000.00

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

Land	\$	808,100.00
Improvements	\$	<u>1,463,900.00</u>
Total	\$	2,272,000.00

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 2001.

Land	\$	808,100.00
Improvements	\$	<u>1,298,900.00</u>
Total	\$	2,107,000.00

6. The valuations, as established above, shall be binding only with respect to tax year 2001.

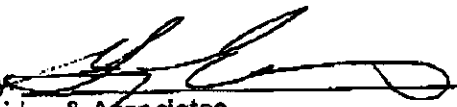
7. Brief narrative as to why the reduction was made:

Due to a long-term lease started in 1971, with two ten-year extensions, a higher capitalization rate is deemed appropriate.

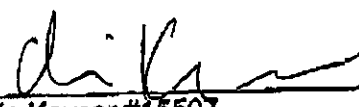
8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on December 4, 2003 at 3:00 p.m. be vacated.

DATED this 18 day of November, 2003.

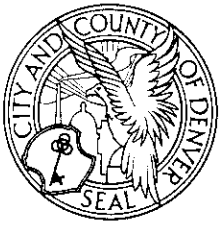
Agent for Petitioner

By: 
Bridge & Associates
PO Box 280367
Lakewood, CO 80228

DENVER COUNTY BOARD OF
COMMISSIONERS

By: 
Maria Kayser #15597
201 West Colfax Avenue, Dept. 1207
Denver, CO 80202
Telephone: 720-913-3275
Fax: 720-913-3180

Docket No: 41092



CITY AND COUNTY OF DENVER

DEPARTMENT OF LAW
COLE FINEGAN
CITY ATTORNEY

OFFICE OF CITY ATTORNEY
LAND USE AND REVENUE PRACTICE GROUP
201 WEST COLFAX AVENUE, DEPT 1207
DENVER, COLORADO 80202-5332
PHONE: (720) 913-3275
FAX: (720) 913-3180

JOHN W. HICKENLOOPER
Mayor

November 18, 2003

Colorado Board of Assessment Appeals
1313 Sherman Street #315
Denver, Colorado 80203

Re: Docket Number: 41092
INVESTREAL PARTNERS LTD

Dear Chairperson and Members of the Board:

Please find a facsimile copy of the Stipulation As to Value in this matter.

Sincerely,

A handwritten signature in cursive script, appearing to read "Maria Kayser".

Maria Kayser
Assistant City Attorney

/ag

cc: Bridge & Associates
Ben White, Assessor's Office

RECEIVED
03 NOV 19 PM 1:37
OFFICE OF CITY ATTORNEY
LAND USE AND REVENUE PRACTICE GROUP
DENVER, COLORADO 80202-5332