

<p>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203</p> <hr/> <p>Petitioner:</p> <p>VALLEY GREENS EAST,</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: Stevens & Associates Todd J. Stevens</p> <p>Address: 8005 S. Chester Street, Suite 340 Englewood, CO 80112</p> <p>Phone Number: (303) 347-1878</p>	<p>Docket Number: 41116</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.: 02345-28-015-000

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	\$1,127,200.00
Improvements	\$ <u>47,800.00</u>
Total	\$1,175,000.00

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.

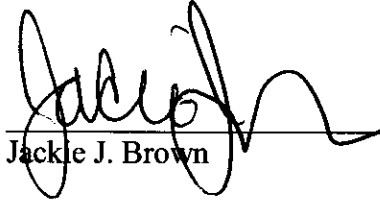
The Denver County Assessor is directed to change his/her records accordingly.

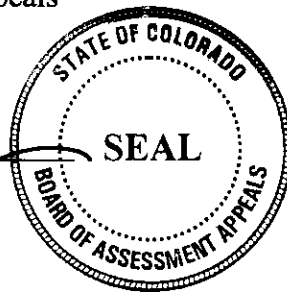
DATED/MAILED this 21st day of April, 2004.

This decision was put on the record

April 20, 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

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CLERK OF DISTRICT COURT
DENVER, COLORADO
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BOARD OF ASSESSMENT APPEALS STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	
Petitioner: VALLEY GREENS EAST v.	Docket Number: 41116
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	Schedule Number: 2345-28-015
STIPULATION (AS TO TAX YEAR 2001 ACTUAL VALUE)	

~~Petitioner, VALLEY GREENS EAST, 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:

1. The property subject to this Stipulation is described as:

601-19 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 2001.

Land	\$	1,127,200.00
Improvements	\$	<u>736,400.00</u>
Total	\$	1,863,600.00

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

Land	\$	1,127,200.00
Improvements	\$	<u>736,400.00</u>
Total	\$	1,863,600.00

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	\$	1,127,200.00
Improvements	\$	<u>47,800.00</u>
Total	\$	1,175,000.00

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:

Actual 1999 and 2000 operating statements were submitted. Also, the persistent vacancy of the former Arby's space in the building was considered along with the functional deficiencies of the 2nd floor and basement. The rental generated by the only viable space in the building, the first floor, could not support the assigned value.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on May 7, 2004 at 8:30 a.m. be vacated.

DATED this 19 day of April, 2004.

Agent for Petitioner

Denver County Board of Commissioners

By: 

By: 

Todd J. Stevens
Stevens & Associates, Inc.
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