

<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>GUSTAV &amp; GERTRUDE LEITZKE,</b></p> <p>v.</p> <p>Respondent:</p> <p><b>DENVER COUNTY BOARD OF COMMISSIONERS.</b></p>	
<p>Attorney or Party Without Attorney for the Petitioner:</p> <p>Name: Property Tax Advisors Dariush Bozorgpour</p> <p>Address: 3090 S. Jamaica Court Suite 204 Aurora, CO 80014</p> <p>Phone Number: (303) 368-0500</p>	<p><b>Docket Number: 41148</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.: 05272-03-013-000A**

**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	\$ 46,900.00
Improvements	<u>\$127,800.00</u>
Total	\$174,700.00

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 21<sup>st</sup> day of January, 2004.

This decision was put on the record

January 20, 2004

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

**BOARD OF ASSESSMENT APPEALS**

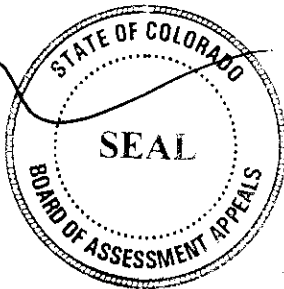
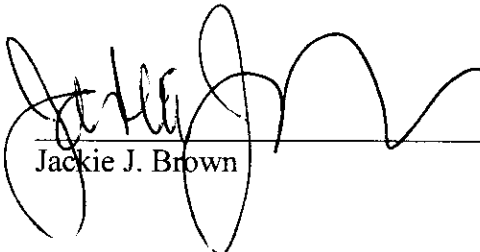
Karen E Hart

Karen E. Hart

Debra A. Baumbach

Debra A. Baumbach

Jackie J. Brown



The seal is circular with a double border. The outer border contains the text "STATE OF COLORADO" at the top and "BOARD OF ASSESSMENT APPEALS" at the bottom. The inner circle contains the word "SEAL" in the center.

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STATEMENTS

<b>BOARD OF ASSESSMENT APPEALS</b> <b>STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	
Petitioner:  <b>GUSTAV &amp; GERTRUDE LEITZKE</b>	
v.	Docket Number:
Respondent:	41148
<b>DENVER COUNTY BOARD OF COMMISSIONERS</b> Attorneys for Denver County Board of Commissioners	Schedule Number:
Cole Finegan #16853 City Attorney	5272-03-013-000A
Maria Kayser #15597 Assistant City Attorney 201 West Colfax Avenue, Dept. 1207 Denver, Colorado 80202 Telephone: 720-913-3275 Facsimile: 720-913-3180	
<b>STIPULATION (AS TO TAX YEAR 2001 ACTUAL VALUE)</b>	

Petitioner, GERTRUDE LEITZKE AND GUSTAV LEITZKE, 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:  
  
1955 S. Bannock St.  
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	\$	46,900.00
Improvements	\$	<u>139,300.00</u>
Total	\$	186,200.00

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

Land	\$	46,900.00
Improvements	\$	<u>139,300.00</u>
Total	\$	186,200.00

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	\$	46,900.00
Improvements	\$	<u>127,800.00</u>
Total	\$	174,700.00

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:

Adjust the 2001 value to reflect the 2002 stipulated value.

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

DATED this 9<sup>th</sup> day of January, 2004.

Agent for Petitioner

By: Danush Bozorgpour  
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Denver County Board of Commissioners

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