

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	
Petitioner: DOUGLAS E. IKELER, v. Respondent: DENVER COUNTY BOARD OF EQUALIZATION.	
Attorney or Party Without Attorney for the Petitioner: Name: Greg Evans Bridge & Associates Address: 390 Union Blvd., Ste. 330 Lakewood, CO 80228-1556 Phone Number: (303) 237-6997	Docket Number: 42564
ORDER ON STIPULATION	

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.: 05038-04-105-000

Category: Valuation Property Type: Commercial
2. Petitioner is protesting the 2003 actual value of the subject property.

3. The parties agreed that the 2003 actual value of the subject property should be reduced to:

Land:	\$ 166,100.00
Improvements:	\$ 880,500.00
Total:	\$1,046,600.00

4. The Board concurs with the Stipulation.

ORDER:

Respondent is ordered to reduce the 2003 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 29th day of September, 2004.

This decision was put on the record

September 28, 2004

BOARD OF ASSESSMENT APPEALS

Karen E Hart

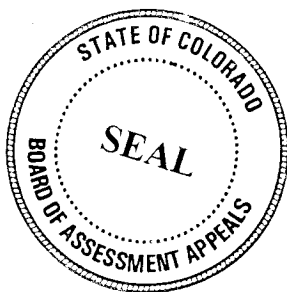
Karen E. Hart

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

Keela K Steele
Keela K Steele



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BOARD OF ASSESSMENT APPEALS

BOARD OF ASSESSMENT APPEALS STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	
DOUGLAS E. IKELER, Petitioner, v. DENVER COUNTY BOARD OF EQUALIZATION, Respondent.	Docket Number: <p style="text-align: center;">42564</p>
Attorneys for Denver County Board of Equalization COLE FINEGAN #16853 City Attorney Alice J. Major #19454 Assistant City Attorney 201 W. Colfax, Dept. 1207 Denver, Colorado 80203 Telephone: 720-913-3285 Facsimile: 720-913-3180	Schedule Number: <p style="text-align: center;">05038-04-105-000</p>
STIPULATION (As To Tax Year 2003 Actual Value)	

Petitioner, DOUGLAS E IKELER, and Respondent, Denver County Board of Equalization, hereby enter into this Stipulation regarding the tax year 2003 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:

420-428 E. 11th
 Denver, Colorado 80203
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 2003.

Land	\$	166,100.00
Improvements	\$	<u>1,011,000.00</u>
Total	\$	1,177,100.00

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

Land	\$	166,100.00
Improvements	\$	<u>1,011,000.00</u>
Total	\$	1,177,100.00

5. After further review and negotiation, the Petitioner and Denver County Board of Equalization agree to the following actual value for the subject property for tax year 2003.

Land	\$	166,100.00
Improvements	\$	<u>880,500.00</u>
Total	\$	1,046,600.00

6. The valuations, as established above, shall be binding only with respect to tax year 2003.

7. Brief narrative as to why the reduction was made:
An adjustment to the income approach resulted in a reduction of value.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on October 25, 2004 at 8:30 a.m. be vacated.

DATED this 16th day of September, 2004.

Agent for Petitioner

By: 

Greg Evans
Bridge & Associates
PO Box 280367
Lakewood, CO 80228
Telephone: 303-573-7000

Denver County Board of Equalization
Cole Finegan #16853
Denver City Attorney

By: 

Alice J. Major #18454
Assistant City Attorney
201 West Colfax Avenue, Dept. 1207
Denver, CO 80202
Telephone: 720-913-3275
Fax: 720-913-3180
Docket No: 42564

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