

<p>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203</p> <hr/> <p>Petitioner:</p> <p>BHAGU PATEL,</p> <p>v.</p> <p>Respondent:</p> <p>DENVER COUNTY BOARD OF EQUALIZATION.</p>	
<p>Attorney or Party Without Attorney for the Petitioner:</p> <p>Name: Edward M. Bendelow Bendelow Law Firm, P.C.</p> <p>Address: 1120 Licoln Street, Suite 1000 Denver, CO 80203</p> <p>Phone Number: 303.837.9600</p>	<p>Docket Number: 42575</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.: 02202-00-022-000

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:	\$ 632,700.00
Improvements:	<u>\$ 886,600.00</u>
Total:	\$1,519,300.00

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 12th day of March, 2005.

This decision was put on the record

March 10, 2005

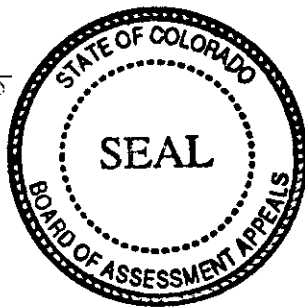
BOARD OF ASSESSMENT APPEALS

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



BOARD OF ASSESSMENT APPEALS STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 42575 Schedule Number: 2202-00-022 OFFICE OF THE CLERK BOARD OF ASSESSMENT APPEALS 1000 EAST 17TH AVENUE DENVER, CO 80202 TEL: 303-861-4700 FAX: 303-861-4701
Petitioner: BHAGU PATEL v. Respondent: DENVER COUNTY BOARD OF EQUALIZATION	
Attorneys for Denver County Board of Equalization Cole Finegan #16853 City Attorney Charles T. Solomon #26873 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 2003 ACTUAL VALUE)	

Petitioner, BHAGU PATEL, and Respondent, DENVER COUNTY BOARD OF EQUALIZATION, hereby enters 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(s) and Respondent agree and stipulate as follows:

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

 4765 Federal Blvd.
 Denver, Colorado

2. The subject property is classified as commercial property.

Clerk of Board
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3. The County Assessor originally assigned the following actual value on the subject property for tax year 2003.

Land	\$	632,700.00
Improvements	\$	<u>1,285,700.00</u>
Total	\$	1,918,400.00

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

Land	\$	632,700.00
Improvements	\$	<u>1,285,700.00</u>
Total	\$	1,918,400.00

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	\$	632,700.00
Improvements	\$	<u>886,600.00</u>
Total	\$	1,519,300.00

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:

Deferred maintenance was recognized and a lump sum adjustment was applied to the income approach. The actual operating income for the subject property supports a lower value.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on March 21, 2005 at 1:00 p.m. be vacated.

DATED this 3rd day of March, 2005.

Attorney for Petitioner

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Denver County Board of Equalization

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