

<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>ROSENSTOCK PLACE, LLC,</b></p> <p>v.</p> <p>Respondent:</p> <p><b>DENVER COUNTY BOARD OF EQUALIZATION.</b></p>	
<p>Attorney or Party Without Attorney for the Petitioner:</p> <p>Name: Ronald S. Loser, Esq. Robinson, Waters and O’Dorisio Address: 1099 18<sup>th</sup> Street, Suite 2600 Denver, CO 80202-1926 Phone Number: 303.297.2600</p>	<p><b>Docket Number: 42678</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.: 05022-03-017-000+2**

**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:

[PLEASE REFERENCE ATTACHED STIPULATION]

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 30<sup>th</sup> day of October, 2004.

This decision was put on the record

October 29, 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**

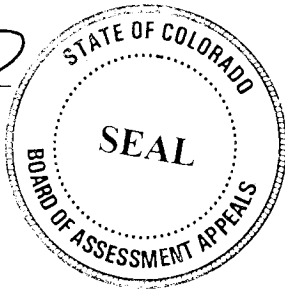
*Karen E Hart*

Karen E. Hart

*Debra A. Baumbach*

Debra A. Baumbach

*Keela K. Steele*  
Keela K. Steele



<b>BOARD OF ASSESSMENT APPEALS</b> <b>STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number:  42678  Schedule Numbers:  5022-03-017 5022-03-026 5022-03-027  RECEIVED OCT 28 PM 2:40 BOARD OF ASSESSMENT APPEALS
Petitioner:  <b>ROSENSTOCK PLACE LLC</b>  v.  Respondent:  <b>DENVER COUNTY BOARD OF EQUALIZATION</b>	
Attorneys for Denver County Board of Equalization  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	
<b>STIPULATION (AS TO TAX YEAR 2003 ACTUAL VALUES)</b>	

Petitioner, ROSENSTOCK PLACE LLC, and Respondent, DENVER COUNTY BOARD OF EQUALIZATION, hereby enter into this Stipulation regarding the tax year 2003 valuation of the subject properties, and jointly move the Board of Assessment Appeals to enter its order based on this Stipulation.

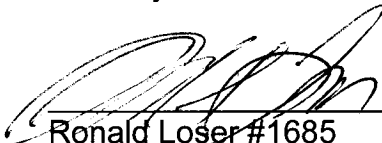
The Petitioner(s) and Respondent agree and stipulate as follows:

1. The properties subject to this Stipulation are described as:  
  
1244 E. Colfax Ave.  
Denver, Colorado
  
2. The subject properties are classified as commercial properties.

3. Attachment A reflects the actual values of the subject properties, as assigned by the Assessor for tax year 2003.
4. Attachment B reflects the actual values of the subject properties after a timely appeal, as assigned by the Denver County Board of Equalization.
5. After further review and negotiation, the Petitioner and Respondent agree to the tax year 2003 actual values of the subject properties, as shown on Attachment C.
6. The valuations, as established on Attachment C, shall be binding with respect to only tax year 2003.
7. Brief narrative as to why the reduction was made:  
  
Change in rental rate.
8. A hearing has not been scheduled before the Board of Assessment Appeals.

DATED this 21<sup>st</sup> day of October, 2004.

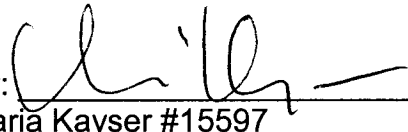
Attorney for Petitioner



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Denver County Board of Equalization

By: 

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Docket Number: 42678

**ATTACHMENT A**

**ACTUAL VALUES, AS ASSIGNED BY THE ASSESSOR**

Docket Number 42678

Schedule Number	Land Value	Improvement Value	Total Actual Value
5022-03-017	\$ 77,000	\$ 380,800	\$ 457,800
5022-03-026	\$ 48,700	\$ 252,600	\$ 301,300
5022-03-027	\$ 79,500	\$ 537,900	\$ 617,400

**ATTACHMENT B**

ACTUAL VALUES, AS ASSIGNED BY THE  
DENVER COUNTY BOARD OF EQUALIZATION AFTER A TIMELY APPEAL

Docket Number 42678

Schedule Number	Land Value	Improvement Value	Total Actual Value
5022-03-017	\$ 77,000	\$ 380,800	\$ 457,800
5022-03-026	\$ 48,700	\$ 252,600	\$ 301,300
5022-03-027	\$ 79,500	\$ 537,900	\$ 617,400

**ATTACHMENT C**

ACTUAL VALUES, AS AGREED TO BY ALL PARTIES

Docket Number 42678

Schedule Number	Land Value	Improvement Value	Total Actual Value
5022-03-017	\$ 77,000	\$ 282,100	\$ 359,100
5022-03-026	\$ 48,700	\$ 252,600	\$ 301,300
5022-03-027	\$ 79,500	\$ 537,900	\$ 617,400