

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	
Petitioner: UNION CENTER, LLC., v. Respondent: DENVER COUNTY BOARD OF EQUALIZATION.	
Attorney or Party Without Attorney for the Petitioner: Name: Barry J. Goldstein, Esq. Sterling Equities, Inc. Address: 950 S. Cherry St., #320 Denver, CO 80246 Phone Number: 303.757.8865	Docket Number: 42732
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.: 02332-00-087-000+5

Category: Valuation Property Type: Vacant Land
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 10th day of September, 2004.

This decision was put on the record

September 9, 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

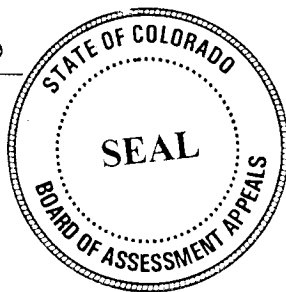
Karen E. Hart

Karen E. Hart

Debra A. Baumbach

Debra A. Baumbach

Keela K. Steele
Keela K. Steele



BOARD OF ASSESSMENT APPEALS STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 42732 Schedule Numbers: 2332-00-087 2332-00-088 2332-00-089 2332-00-090 2332-00-132 2332-00-136 RECEIVED SEP - 9 PM 12:44
Petitioner:	
UNION CENTER LLC	
v.	
Respondent:	
DENVER COUNTY BOARD OF EQUALIZATION	
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	
STIPULATION (AS TO TAX YEAR 2003 ACTUAL VALUES)	

Petitioner, UNION CENTER LLC, 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(s) and Respondent agree and stipulate as follows:

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

Central Platte River Valley vacant land.
Denver, Colorado

2. The subject property is classified as industrial property.

3. Attachment A reflects the actual values of the subject property, as assigned by the Assessor for tax year 2003.
4. Attachment B reflects the actual values of the subject property 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 property, 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:

The assigned value was adjusted to reflect an adjustment in the market value and absorption period of the vacant land.

8. A hearing has not been scheduled before the Board of Assessment Appeals.

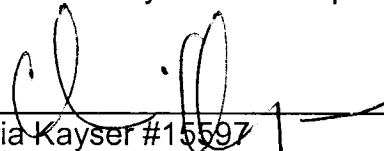
DATED this 7th day of September, 2004.

Attorney for Petitioner



Barry J. Goldstein #2218
Sterling Equities Inc.
950 S. Cherry Street #320
Denver, CO 80246
303-757-8865

Denver County Board of Equalization

By: 

Maria Kayser #15597
Assistant City Attorney
201 West Colfax Avenue, Dept. 1207
Denver, CO 80202
Telephone: 720-913-3275
Fax: 720-913-3180

Docket Number: 42732

ATTACHMENT A

ACTUAL VALUES, AS ASSIGNED BY THE ASSESSOR

Docket Number 42732

Schedule Number	Land Value	Improvement Value	Total Actual Value
2332-00-087	\$ 7,529,300	\$ 0	\$ 7,529,300
2332-00-088	\$ 3,136,400	\$ 0	\$ 3,136,400
2332-00-089	\$ 6,618,400	\$ 0	\$ 6,618,400
2332-00-090	\$ 3,964,900	\$ 0	\$ 3,964,900
2332-00-132	\$ 1,340,300	\$ 0	\$ 1,340,300
2332-00-136	\$ 884,100	\$ 0	\$ 884,100

ATTACHMENT B

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

Docket Number 42732

Schedule Number	Land Value	Improvement Value	Total Actual Value
2332-00-087	\$ 7,529,300	\$ 0	\$ 7,529,300
2332-00-088	\$ 3,136,400	\$ 0	\$ 3,136,400
2332-00-089	\$ 6,618,400	\$ 0	\$ 6,618,400
2332-00-090	\$ 3,964,900	\$ 0	\$ 3,964,900
2332-00-132	\$ 1,340,300	\$ 0	\$ 1,340,300
2332-00-136	\$ 884,100	\$ 0	\$ 884,100

ATTACHMENT C

ACTUAL VALUES, AS AGREED TO BY ALL PARTIES

Docket Number 42732

Schedule Number	Land Value	Improvement Value	Total Actual Value
2332-00-087	\$ 4,115,600	\$ 0	\$ 4,115,600
2332-00-088	\$ 1,714,400	\$ 0	\$ 1,714,400
2332-00-089	\$ 3,617,700	\$ 0	\$ 3,617,700
2332-00-090	\$ 2,167,300	\$ 0	\$ 2,167,300
2332-00-132	\$ 732,600	\$ 0	\$ 732,600
2332-00-136	\$ 483,300	\$ 0	\$ 483,300