

<b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	
Petitioner:  <b>CENTRAL PLATTE VALLEY MANAGEMENT,</b>  v.  Respondent: <b>DENVER COUNTY BOARD OF EQUALIZATION.</b>	
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	<b>Docket Number: 42739</b>
<b>ORDER ON STIPULATION</b>	

**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.: 02332-22-002-000+12**  
  
**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.

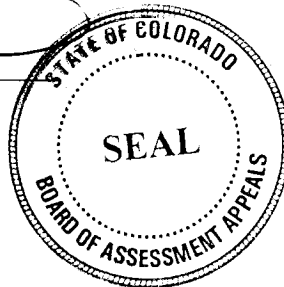
**DATED/MAILED** this 10<sup>th</sup> day of September, 2004.

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

  
Keela K. Steele



**BOARD OF ASSESSMENT APPEALS**



Karen E. Hart



Debra A. Baumbach

<b>BOARD OF ASSESSMENT APPEALS</b> <b>STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number:  42739  Schedule Number:  2278-07-005 01 SEP -9 PM 12:45 BOARD OF ASSESSMENT APPEALS DENVER
Petitioner:  <b>CENTRAL PLATTE VALLEY MANAGEMENT</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, CENTRAL PLATTE VALLEY MANAGEMENT, 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 7<sup>th</sup> day of September, 2004.

Attorney for Petitioner

Barry J. Goldstein

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

Denver County Board of Equalization

By: [Signature]

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: 42739

**ATTACHMENT A**

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

Docket Number 42739

Schedule Number	Land Value	Improvement Value	Total Actual Value
2278-07-005	\$1,039,500	\$ 0	\$1,039,500
2332-14-032	\$1,565,100	\$ 0	\$1,565,100
2332-14-033	\$1,577,600	\$ 0	\$1,577,600
2332-15-018	\$1,756,100	\$ 0	\$1,756,100
2332-15-019	\$2,348,800	\$ 0	\$2,348,800
2332-20-023	\$3,500,300	\$ 0	\$3,500,300
2332-21-002	\$ 803,600	\$ 0	\$ 803,600
2332-21-003	\$1,903,500	\$ 0	\$1,903,500
2332-21-004	\$1,189,000	\$ 0	\$1,189,000
2332-21-005	\$1,245,000	\$ 0	\$1,245,000
2332-21-087	\$ 170,800	\$ 0	\$ 170,800
2332-22-001	\$2,604,000	\$ 0	\$2,604,000
2332-22-002	\$1,010,700	\$ 0	\$1,010,700

**ATTACHMENT B**

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

Docket Number 42739

Schedule Number	Land Value	Improvement Value	Total Actual Value
2278-07-005	\$1,039,500	\$ 0	\$1,039,500
2332-14-032	\$1,565,100	\$ 0	\$1,565,100
2332-14-033	\$1,577,600	\$ 0	\$1,577,600
2332-15-018	\$1,756,100	\$ 0	\$1,756,100
2332-15-019	\$2,348,800	\$ 0	\$2,348,800
2332-20-023	\$3,500,300	\$ 0	\$3,500,300
2332-21-002	\$ 803,600	\$ 0	\$ 803,600
2332-21-003	\$1,903,500	\$ 0	\$1,903,500
2332-21-004	\$1,189,000	\$ 0	\$1,189,000
2332-21-005	\$1,245,000	\$ 0	\$1,245,000
2332-21-087	\$ 170,800	\$ 0	\$ 170,800
2332-22-001	\$2,604,000	\$ 0	\$2,604,000
2332-22-002	\$1,010,700	\$ 0	\$1,010,700

**ATTACHMENT C**

ACTUAL VALUES, AS AGREED TO BY ALL PARTIES

Docket Number 42739

Schedule Number	Land Value	Improvement Value	Total Actual Value
2278-07-005	\$1,039,500	\$ 0	\$1,039,500
2332-14-032	\$1,313,200	\$ 0	\$1,313,200
2332-14-033	\$1,323,700	\$ 0	\$1,323,700
2332-15-018	\$1,473,500	\$ 0	\$1,473,500
2332-15-019	\$1,970,700	\$ 0	\$1,970,700
2332-20-023	\$2,936,900	\$ 0	\$2,936,900
2332-21-002	\$ 674,300	\$ 0	\$ 674,300
2332-21-003	\$1,597,100	\$ 0	\$1,597,100
2332-21-004	\$ 997,700	\$ 0	\$ 997,700
2332-21-005	\$1,044,600	\$ 0	\$1,044,600
2332-21-087	\$ 143,300	\$ 0	\$ 143,300
2332-22-001	\$2,184,900	\$ 0	\$2,184,900
2332-22-002	\$ 848,100	\$ 0	\$ 848,100