

<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>FIRST BANK OF CHERRY CREEK,</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: Kenneth Wall Elite Property Services, Inc. Address: 6000 East Evans Ave., Ste. I-426 Denver, CO 80222 Phone Number: 303.355.5871</p>	<p><b>Docket Number: 42769</b></p>
<p style="text-align: center;"><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.: 05122-32-022-000+3**

**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 23<sup>rd</sup> day of December, 2004.

This decision was put on the record

December 21, 2004

**BOARD OF ASSESSMENT APPEALS**

*Karen E Hart*

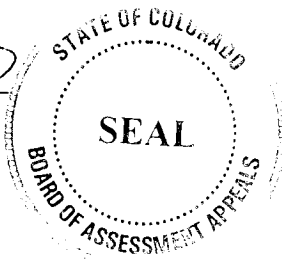
Karen E. Hart

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



<b>BOARD OF ASSESSMENT APPEALS</b> <b>STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number:  42769  Schedule Numbers:  5122-32-021 5122-32-022 5122-32-023 5122-32-024 <small>DEC 21 PM 12:17</small>
Petitioner:  <b>FIRST BANK OF CHERRY CREEK</b>	
v.  Respondent:  <b>DENVER COUNTY BOARD OF EQUALIZATION</b>	
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	
<b>STIPULATION (AS TO TAX YEAR 2003 ACTUAL VALUES)</b>	

Petitioner, FIRST BANK OF CHERRY CREEK, 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:  
  
131 Steele Street and 150 Saint Paul Street  
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:

Value of the subject property is in the land. The buildings have minimal value. Reduce improvement values to \$500 each for 131 Steele Street and 150 Saint Paul Street.


8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on January 26, 2005 at 8:30 a.m. be vacated.

DATED this 1<sup>st</sup> day of DEC, 2004.

Agent for Petitioner

  
Kenneth Wall  
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6000 E. Evans Ave.  
Bldg. #1 - 426  
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Denver County Board of Equalization

By:   
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Docket Number: 42769

**ATTACHMENT A**

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

Docket Number 42769

Schedule Number	Land Value	Improvement Value	Total Actual Value
5122-32-021	\$ 0	\$ 15,700	\$ 15,700
5122-32-022	\$1,340,400	\$ 0	\$1,340,400
5122-32-023	\$ 1,000	\$ 0	\$ 1,000
5122-32-024	\$ 368,500	\$ 0	\$ 368,500

**ATTACHMENT B**

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

Docket Number 42769

Schedule Number	Land Value	Improvement Value	Total Actual Value
5122-32-021	\$ 0	\$ 15,700	\$ 15,700
5122-32-022	\$1,340,400	\$ 0	\$1,340,400
5122-32-023	\$ 1,000	\$ 0	\$ 1,000
5122-32-024	\$ 368,500	\$ 0	\$ 368,500

**ATTACHMENT C**

**ACTUAL VALUES, AS AGREED TO BY ALL PARTIES**

Docket Number 42769

Schedule Number	Land Value	Improvement Value	Total Actual Value
5122-32-021	\$ 0	\$ 500	\$ 500
5122-32-022	\$1,340,400	\$ 0	\$1,340,400
5122-32-023	\$ 500	\$ 0	\$ 500
5122-32-024	\$ 368,500	\$ 0	\$ 368,500