

<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>CALHOUN STREET PARTNERS,</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: Daniel R. Bartholomew Attorney &amp; Counselor at Law</p> <p>Address: 2121 S. Oneida St., Ste. 600 Denver, CO 80224</p> <p>Phone Number: 303.757.1799</p>	<p><b>Docket Number: 42785</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.: 01144-07-016-000+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 4<sup>th</sup> day of February, 2005.

This decision was put on the record

February 2, 2005

**BOARD OF ASSESSMENT APPEALS**

Karen E Hart

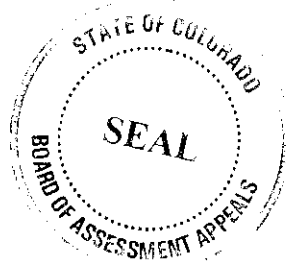
Karen E. Hart

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



<b>BOARD OF ASSESSMENT APPEALS</b> <b>STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	
Petitioner:  <b>CALHOUN STREET PARTNERS</b>  v.  Respondent:  <b>DENVER COUNTY BOARD OF EQUALIZATION</b>	Docket Number:  42785  Schedule Numbers:
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	1231-02-001 1144-07-016 1144-08-007 1231-01-007
<b>STIPULATION (AS TO TAX YEAR 2003 ACTUAL VALUES)</b>	

Petitioner, CALHOUN STREET PARTNERS, 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:  
  
4705-4775 Paris Street; 4755 Oakland Street; 4780 Oakland Street;  
and 4705 Oakland 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:

1231-02-001: The 2003 value should be the same as 2004 because both are based on the same base year appraisal data collection period. An adjustment in value made during the 2004 appeal phase should be matched for 2003.

1144-07-016, 1144-08-007, 1231-01-007: The value of the subject property was adjusted based on the actual income for the property.

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

DATED this 20<sup>th</sup> day of JANUARY, 2005.

Attorney for Petitioner

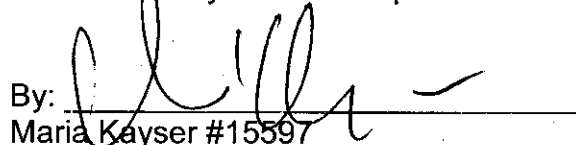


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Docket Number: 42785

**ATTACHMENT A**

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

Docket Number 42785

Schedule Number	Land Value	Improvement Value	Total Actual Value
1231-02-001	\$ 528,000	\$ 2,430,600	\$ 2,958,600
1144-07-016	\$ 180,000	\$ 1,109,800	\$ 1,289,800
1144-08-007	\$ 187,200	\$ 1,266,600	\$ 1,453,800
1231-01-007	\$ 218,900	\$ 1,418,800	\$ 1,637,700

**ATTACHMENT B**

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

Docket Number 42785

Schedule Number	Land Value	Improvement Value	Total Actual Value
1231-02-001	\$ 528,000	\$ 2,430,600	\$ 2,958,600
1144-07-016	\$ 180,000	\$ 1,109,800	\$ 1,289,800
1144-08-007	\$ 187,200	\$ 1,266,600	\$ 1,453,800
1231-01-007	\$ 218,900	\$ 1,418,800	\$ 1,637,700

**ATTACHMENT C**

ACTUAL VALUES, AS AGREED TO BY ALL PARTIES

Docket Number 42785

Schedule Number	Land Value	Improvement Value	Total Actual Value
1231-02-001	\$ 528,000	\$ 2,052,400	\$ 2,580,400
1144-07-016	\$ 180,000	\$ 993,200	\$ 1,173,200
1144-08-007	\$ 187,200	\$ 1,266,600	\$ 1,453,800*
1231-01-007	\$ 218,900	\$ 1,418,800	\$ 1,637,700*

\* no change in value