

<p>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203</p> <hr/> <p>Petitioner:</p> <p>TRILLIUM CORPORATION,</p> <p>v.</p> <p>Respondent:</p> <p>DENVER COUNTY BOARD OF EQUALIZATION.</p>	
<p>Attorney or Party Without Attorney for the Petitioner:</p> <p>Name: Barry J. Goldstein, Esq. Sterling Equities, Inc.</p> <p>Address: 950 S. Cherry St., #320 Denver, CO 80246</p> <p>Phone Number: 303.757.8865</p>	<p>Docket Number: 42788</p>
<p align="center">ORDER ON STIPULATION</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.: 02278-09-031-000+21

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 14th day of September, 2004.

This decision was put on the record

September 13, 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

Penny S. Lowenthal
Penny S. Lowenthal



BOARD OF ASSESSMENT APPEALS STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 42788
Petitioner: TRILLIUM CORPORATION	Schedule Numbers:
v.	2278-00-054
Respondent:	2278-00-063
DENVER COUNTY BOARD OF EQUALIZATION	2278-00-086
Attorneys for Denver County Board of Equalization	2278-00-090
Cole Finegan #16853 City Attorney	2278-09-031
Maria Kayser #15597 Assistant City Attorney 201 West Colfax Avenue, Dept. 1207 Denver, Colorado 80202 Telephone: 720-913-3275 Facsimile: 720-913-3180	2278-09-035
	2278-19-003
	2278-19-004
	2278-19-005
	2278-19-006
	2278-19-008
	2278-19-009
	2278-19-012
	2278-19-013
	2278-19-014
	2278-19-015
	2332-11-012
	2332-25-001
	2332-26-001
	2332-27-001
	2332-28-001
	2332-29-001
STIPULATION (AS TO TAX YEAR 2003 ACTUAL VALUES)	

Petitioner, TRILLIUM CORPORATION, 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 10th day of September, 2004.

Attorney for Petitioner

Barry J. Goldstein

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Denver County Board of Equalization

By: Maria Kayser

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Docket Number: 42788

ATTACHMENT A

ACTUAL VALUES, AS ASSIGNED BY THE ASSESSOR

Docket Number 42788

Schedule Number	Land Value	Improvement Value	Total Actual Value
2278-00-054	\$ 920,900	\$ 0	\$ 920,900
2278-00-063	\$ 576,400	\$ 1,600	\$ 578,000
2278-00-086	\$ 8,453,000	\$ 23,200	\$ 8,476,200
2278-00-090	\$ 3,531,900	\$ 1,000	\$ 3,532,900
2278-09-031	\$ 1,019,800	\$ 242,800	\$ 1,262,600
2278-09-035	\$ 112,800	\$ 0	\$ 112,800
2278-19-003	\$ 257,700	\$ 0	\$ 257,700
2278-19-004	\$ 257,800	\$ 0	\$ 257,800
2278-19-005	\$ 257,800	\$ 0	\$ 257,800
2278-19-006	\$ 257,700	\$ 0	\$ 257,700
2278-19-008	\$ 721,900	\$ 0	\$ 721,900
2278-19-009	\$ 257,800	\$ 0	\$ 257,800
2278-19-012	\$ 515,600	\$ 0	\$ 515,600
2278-19-013	\$ 257,800	\$ 0	\$ 257,800
2278-19-014	\$ 257,800	\$ 0	\$ 257,800
2278-19-015	\$ 309,400	\$ 0	\$ 309,400
2332-11-012	\$11,260,600	\$ 30,700	\$11,291,300
2332-25-001	\$ 5,306,800	\$ 0	\$ 5,306,800
2332-26-001	\$ 4,269,300	\$ 0	\$ 4,269,300
2332-27-001	\$ 1,075,100	\$ 0	\$ 1,075,100
2332-28-001	\$ 1,727,000	\$ 0	\$ 1,727,000
2332-29-001	\$ 3,267,200	\$ 0	\$ 3,267,200

ATTACHMENT B

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

Docket Number 42788

Schedule Number	Land Value	Improvement Value	Total Actual Value
2278-00-054	\$ 920,900	\$ 0	\$ 920,900
2278-00-063	\$ 576,400	\$ 1,600	\$ 578,000
2278-00-086	\$ 8,453,000	\$ 23,200	\$ 8,476,200
2278-00-090	\$ 3,531,900	\$ 1,000	\$ 3,532,900
2278-09-031	\$ 1,019,800	\$ 242,800	\$ 1,262,600
2278-09-035	\$ 112,800	\$ 0	\$ 112,800
2278-19-003	\$ 257,700	\$ 0	\$ 257,700
2278-19-004	\$ 257,800	\$ 0	\$ 257,800
2278-19-005	\$ 257,800	\$ 0	\$ 257,800
2278-19-006	\$ 257,700	\$ 0	\$ 257,700
2278-19-008	\$ 721,900	\$ 0	\$ 721,900
2278-19-009	\$ 257,800	\$ 0	\$ 257,800
2278-19-012	\$ 515,600	\$ 0	\$ 515,600
2278-19-013	\$ 257,800	\$ 0	\$ 257,800
2278-19-014	\$ 257,800	\$ 0	\$ 257,800
2278-19-015	\$ 309,400	\$ 0	\$ 309,400
2332-11-012	\$11,260,600	\$ 30,700	\$11,291,300
2332-25-001	\$ 5,306,800	\$ 0	\$ 5,306,800
2332-26-001	\$ 4,269,300	\$ 0	\$ 4,269,300
2332-27-001	\$ 1,075,100	\$ 0	\$ 1,075,100
2332-28-001	\$ 1,727,000	\$ 0	\$ 1,727,000
2332-29-001	\$ 3,267,200	\$ 0	\$ 3,267,200

ATTACHMENT C

ACTUAL VALUES, AS AGREED TO BY ALL PARTIES

Docket Number 42788

Schedule Number	Land Value	Improvement Value	Total Actual Value
2278-00-054	\$ 920,900	\$ 0	\$ 920,900
2278-00-063	\$ 576,400	\$ 1,600	\$ 578,000
2278-00-086	\$ 5,287,000	\$ 23,200	\$ 5,310,200
2278-00-090	\$ 2,208,900	\$ 1,000	\$ 2,209,900
2278-09-031	\$ 1,019,800	\$ 242,800	\$ 1,262,600
2278-09-035	\$ 112,800	\$ 0	\$ 112,800
2278-19-003	\$ 161,300	\$ 0	\$ 161,300
2278-19-004	\$ 161,300	\$ 0	\$ 161,300
2278-19-005	\$ 161,300	\$ 0	\$ 161,300
2278-19-006	\$ 161,300	\$ 0	\$ 161,300
2278-19-008	\$ 451,500	\$ 0	\$ 451,500
2278-19-009	\$ 161,300	\$ 0	\$ 161,300
2278-19-012	\$ 322,500	\$ 0	\$ 322,500
2278-19-013	\$ 161,300	\$ 0	\$ 161,300
2278-19-014	\$ 161,300	\$ 0	\$ 161,300
2278-19-015	\$ 193,500	\$ 0	\$ 193,500
2332-11-012	\$ 7,205,600	\$ 30,700	\$ 7,236,300
2332-25-001	\$ 4,189,600	\$ 0	\$ 4,189,600
2332-26-001	\$ 3,370,500	\$ 0	\$ 3,370,500
2332-27-001	\$ 848,800	\$ 0	\$ 848,800
2332-28-001	\$ 1,363,400	\$ 0	\$ 1,363,400
2332-29-001	\$ 2,579,300	\$ 0	\$ 2,579,300