

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 42826
Petitioner: C & H RANCH COMPANY LLC, v. Respondent: DENVER COUNTY BOARD OF EQUALIZATION.	
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.: 00223-00-033-000 +1

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:

Total Value: \$1,713,200
 (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 AND MAILED this 22nd day of September 2005.

BOARD OF ASSESSMENT APPEALS

This decision was put on record
September 21, 2005

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 Steele

Keela Steele



BOARD OF ASSESSMENT APPEALS STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	
Petitioner: C & H RANCH COMPANY LLC v. Respondent:	Docket Number: 42826 Schedule Numbers:
DENVER COUNTY BOARD OF EQUALIZATION 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	0223-00-033 and 0223-00-034
STIPULATION (AS TO TAX YEAR 2003 ACTUAL VALUES)	

Petitioner, C & H RANCH COMPANY LLC, 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:

18600 E. 43rd Ave. (approx.) and 4100 Tower Road (approx.)
Denver, Colorado
2. The subject properties are classified as residential vacant land 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:

The subject value was correlated to land sale comparable #1, because of similar location, as best indicator of value.

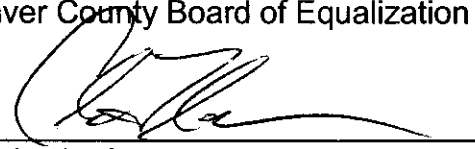
8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on October 14, 2005 at 8:30 a.m. be vacated.

DATED this 14th day of September, 2005.

Attorney for Petitioner


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Denver County Board of Equalization

By: 
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Docket Number: 42826

ATTACHMENT A

ACTUAL VALUES, AS ASSIGNED BY THE ASSESSOR

Docket Number 42826

Schedule Number	Land Value	Improvement Value	Total Actual Value
0223-00-033	\$ 1,347,800	\$ 0	\$ 1,347,800
0223-00-034	\$ 1,113,600	\$ 0	\$ 1,113,600

ATTACHMENT B

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

Docket Number 42826

Schedule Number	Land Value	Improvement Value	Total Actual Value
0223-00-033	\$ 1,347,800	\$ 0	\$ 1,347,800
0223-00-034	\$ 1,113,600	\$ 0	\$ 1,113,600

ATTACHMENT C

ACTUAL VALUES, AS AGREED TO BY ALL PARTIES

Docket Number 42826

Schedule Number	Land Value	Improvement Value	Total Actual Value
0223-00-033	\$ 938,800	\$ 0	\$ 938,800
0223-00-034	\$ 774,400	\$ 0	\$ 774,400