

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	
Petitioner: JOHN WATSON, v. Respondent: DENVER COUNTY BOARD OF EQUALIZATION.	
Attorney or Party Without Attorney for the Petitioner: Name: Howard M. Licht Licht & Company, Inc. Address: 9101 E. Kenyon Ave., Ste. 3900 Denver, CO 80237 Phone Number: 303.575.9306	Docket Number: 42868
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.: 02271-03-002-000+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 26th day of November, 2004.

This decision was put on the record

November 23, 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

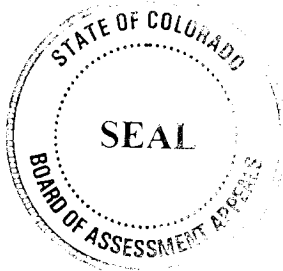
Karen E Hart

Karen E. Hart

Debra A. Baumbach

Debra A. Baumbach

Keela K. Steele
Keela K. Steele



BOARD OF ASSESSMENT APPEALS STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 42868 Schedule Numbers: 2271-03-002 2271-03-023 2271-03-024 2271-03-025 NOV 23 PM 1:33 OFFICE OF ASSESSMENT APPEALS
Petitioner:	
JOHN WATSON	
v.	
Respondent:	
DENVER COUNTY BOARD OF EQUALIZATION	
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	
STIPULATION (AS TO TAX YEAR 2003 ACTUAL VALUES)	

Petitioner, JOHN WATSON, 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:

3765 Blake St., 3639 Blake St., 3667 Blake St., and 3735 Blake St.
Denver, Colorado

2. The subject properties are classified as industrial 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 2004 values were stipulated with the petitioner during the 2004 Written Appeal Period to the Assessor's Office. The 2004 values should equal the 2003 values since these values are determined by data in the same base year period. Adjust the 2003 values to equal the 2004 values.

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

DATED this 17th day of November, 2004.

Agent for Petitioner



Howard Licht
Licht & Company
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(303) 575-9305

Denver County Board of Equalization

By: 

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: 42868

ATTACHMENT A

ACTUAL VALUES, AS ASSIGNED BY THE ASSESSOR

Docket Number 42868

Schedule Number	Land Value	Improvement Value	Total Actual Value
2271-03-002	\$69,600	\$567,200	\$636,800
2271-03-023	\$76,000	\$147,400	\$223,400
2271-03-024	\$39,100	\$ 6,000	\$ 45,100
2271-03-025	\$43,300	\$185,900	\$229,200

ATTACHMENT B

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

Docket Number 42868

Schedule Number	Land Value	Improvement Value	Total Actual Value
2271-03-002	\$69,600	\$567,200	\$636,800
2271-03-023	\$76,000	\$147,400	\$223,400
2271-03-024	\$39,100	\$ 6,000	\$ 45,100
2271-03-025	\$43,300	\$185,900	\$229,200

ATTACHMENT C

ACTUAL VALUES, AS AGREED TO BY ALL PARTIES

Docket Number 42868

Schedule Number	Land Value	Improvement Value	Total Actual Value
2271-03-002	\$69,600	\$422,700	\$492,300
2271-03-023	\$76,000	\$147,400	\$223,400
2271-03-024	\$39,100	\$ 6,000	\$ 45,100
2271-03-025	\$43,300	\$185,900	\$229,200