

<b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	
Petitioner:  <b>ELKHORN LAND HOLDING, LLC,</b>  v.  Respondent:  <b>DENVER COUNTY BOARD OF EQUALIZATION.</b>	
Attorney or Party Without Attorney for the Petitioner:  Name: Dariush Bozorgpour Property Tax Advisors, Inc. Address: 3090 S. Jamaica Ct., #200 Aurora, CO 80014 Phone Number: 303.368.0500	<b>Docket Number: 42981</b>
<b>ORDER ON STIPULATION</b>	

**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.: 5281-02-012**  
  
**Category: Valuation      Property Type: Industrial**
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:

Land:	\$ 94,800.00
Improvements:	<u>\$406,900.00</u>
Total:	\$501,700.00

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 November, 2004.

This decision was put on the record

November 22, 2004

**BOARD OF ASSESSMENT APPEALS**

*Karen E Hart*

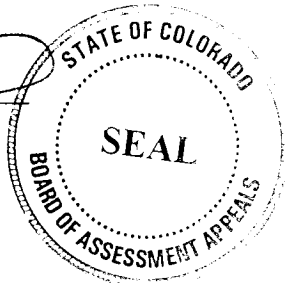
Karen E. Hart

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:  42981  Schedule Number:  5281-02-012  NOV 22 AM 7:37 BOARD OF ASSESSMENT APPEALS DENVER, COLORADO
Petitioner:	
<b>ELKHORN LAND HOLDING LLC</b>	
v.	
Respondent:	
<b>DENVER COUNTY BOARD OF EQUALIZATION</b>	
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	
<b>STIPULATION (AS TO TAX YEAR 2003 ACTUAL VALUE)</b>	

Petitioner, ELKHORN LAND HOLDING LLC, and Respondent, DENVER COUNTY BOARD OF EQUALIZATION, hereby enters 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:  
  
 1975-79 S. Navajo St.  
 Denver, Colorado
  
2. The subject property is classified as industrial property.

3. The County Assessor originally assigned the following actual value on the subject property for tax year 2003.

Land	\$	94,800.00
Improvements	\$	<u>446,900.00</u>
Total	\$	541,700.00

4. After appeal to the Denver County Board of Equalization, the Denver County Board of Equalization valued the subject property as follows:

Land	\$	94,800.00
Improvements	\$	<u>446,900.00</u>
Total	\$	541,700.00

5. After further review and negotiation, the Petitioner and Denver County Board of Equalization agree to the following actual value for the subject property for tax year 2003.

Land	\$	94,800.00
Improvements	\$	<u>406,900.00</u>
Total	\$	501,700.00

6. The valuations, as established above, shall be binding only with respect to tax year 2003.

7. Brief narrative as to why the reduction was made:

The building was in need of a roof replacement at the time of inspection. Adjust the value by \$40,000 to consider the roof replacement.

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

DATED this 17<sup>th</sup> day of November, 2004.

Agent for Petitioner

By: *Danish Beggs*  
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Aurora, CO 80014

Denver County Board of Equalization

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