

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	
Petitioner: THE SIERRA GROUP CPT2, LLC., v. Respondent: DENVER COUNTY BOARD OF EQUALIZATION.	
Attorney or Party Without Attorney for the Petitioner: Name: Barry J. Goldstein, Esq. Sterling Equities, Inc. Address: 950 S. Cherry St., #320 Denver, CO 80246 Phone Number: 303.757.8865	Docket Number: 43136
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.: 05021-03-006-000

Category: Valuation Property Type: Residential
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:	\$ 159,600.00
Improvements:	<u>\$2,115,400.00</u>
Total:	\$2,275,000.00

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 4th day of September, 2004.

This decision was put on the record

September 3, 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



BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO
1313 Sherman Street, Room 315
Denver, Colorado 80203

Petitioner:

THE SIERRA GROUP CPT2, LLC

v.

Respondent:

DENVER COUNTY BOARD OF EQUALIZATION
Attorneys for Denver County Board of Equalization

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Docket Number:

43136

Schedule Number:

5021-03-006

STIPULATION (AS TO TAX YEAR 2003 ACTUAL VALUE)

Petitioner, THE SIERRA GROUP CPT2, 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:

1402 Race Street
Denver, Colorado
2. The subject property is classified as residential property.

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

Land	\$	159,600.00
Improvements	\$	<u>2,395,400.00</u>
Total	\$	2,555,000.00

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

Land	\$	159,600.00
Improvements	\$	<u>2,395,400.00</u>
Total	\$	2,555,000.00

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	\$	159,600.00
Improvements	\$	<u>2,115,400.00</u>
Total	\$	2,275,000.00

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:

Reconsideration of comparable market sales.

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

DATED this 30th day of August, 2004.

Attorney for Petitioner

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Denver County Board of Equalization

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