

**BOARD OF ASSESSMENT APPEALS,
STATE OF COLORADO**

1313 Sherman Street, Room 315
Denver, Colorado 80203

Docket Number: 43171

Petitioner:

AVIRONE 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.: 00031-01-001-000+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: \$785,200

(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 17th day of January 2006.

BOARD OF ASSESSMENT APPEALS

This decision was put on record

January 13, 2006

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	Docket Number: 43171 Schedule Numbers: 0031-01-001 and 0031-01-002 2006 JAN 13 PM 1:08 STATE OF COLORADO DEPT OF ASSESSMENT APPEALS
Petitioner: AVIRONE LLC v. Respondent:	
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	
STIPULATION (AS TO TAX YEAR 2003 ACTUAL VALUES)	

Petitioner, AVIRONE 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:

 7050 and 7080 Tower Road
 Denver, Colorado
2. The subject properties are classified as vacant properties.

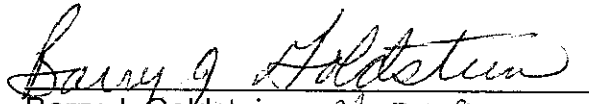
3. Attachment A reflects the actual values of the subject properties, as assigned by the Assessor for tax year 2003.
4. Attachment B reflects the actual values of the subject properties after a timely appeal, as assigned by the Denver County Board of Equalization.
5. After further review and negotiation, 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:

A compromise was made and agreed upon to set a market value of \$8.00 per square foot for each of the subject properties.

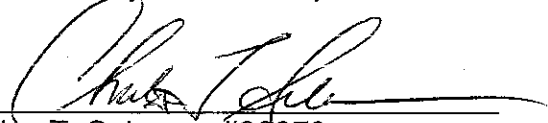
8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on January 19, 2006 at 8:30 a.m. be vacated.

DATED this 1st day of January, 2006.

Attorney for Petitioner


Barry J. Goldstein #2288
Sterling Equities Inc.
950 S. Cherry Street #320
Denver, CO 80246
303-757-8865

Denver County Board of Equalization

By: 
Charles T. Solomon #26873
Assistant City Attorney
201 West Colfax Avenue, Dept. 1207
Denver, CO 80202
Telephone: 720-913-3275
Fax: 720-913-3180

Docket Number: 43171

ATTACHMENT A

ACTUAL VALUES, AS ASSIGNED BY THE ASSESSOR

Docket Number 43171

Schedule Number	Land Value	Improvement Value	Total Actual Value
0031-01-001	\$465,100	\$ 0	\$465,100
0031-01-002	\$516,500	\$ 0	\$516,500

ATTACHMENT B

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

Docket Number 43171

Schedule Number	Land Value	Improvement Value	Total Actual Value
0031-01-001	\$465,100	\$ 0	\$465,100
0031-01-002	\$516,500	\$ 0	\$516,500

ATTACHMENT C

ACTUAL VALUES, AS AGREED TO BY ALL PARTIES

Docket Number 43171

Schedule Number	Land Value	Improvement Value	Total Actual Value
0031-01-001	\$372,000	\$ 0	\$372,000
0031-01-002	\$413,200	\$ 0	\$413,200