

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203		
Petitioner: ARBEIT, LLC., v. Respondent: DENVER COUNTY BOARD OF EQUALIZATION.		
Attorney or Party Without Attorney for the Petitioner:		Docket Number: 43174
Name:	Barry J. Goldstein, Esq. Sterling Equities, Inc.	
Address:	950 S. Cherry St., #320 Denver, CO 80246	
Phone Number:	303.757.8865	
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.: 00275-00-092-000
 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:

Land:	\$ 921,200.00
Improvements:	<u>\$1,378,800.00</u>
Total:	\$2,300,000.00

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 October, 2004.

This decision was put on the record

October 1, 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

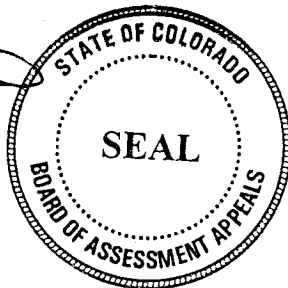
Karen E Hart

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: 43174 Schedule Number: 2275-00-092 RECEIVED 04 SEP 30 PM 1:4 STATE OF COLORADO BOARD OF ASSESSMENT APPEALS
Petitioner: ARBEIT LLC 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 VALUE)	

Petitioner, ARBEIT 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:
 2900 Brighton Blvd.
 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	\$	921,200.00
Improvements	\$	<u>2,135,800.00</u>
Total	\$	3,057,000.00

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

Land	\$	921,200.00
Improvements	\$	<u>2,135,800.00</u>
Total	\$	3,057,000.00

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	\$	921,200.00
Improvements	\$	<u>1,378,800.00</u>
Total	\$	2,300,000.00

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:

The value of the subject property was adjusted after receiving sale comparables and additional income information.

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

DATED this 27th day of September, 2004.

Attorney for Petitioner

By: Barry J. Goldstein

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Denver County Board of Equalization

By: Maria Kayser

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Docket No: 43174

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Petitioner: ARBEIT, 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: 43174
AMENDMENT TO ORDER (On Stipulation)	

THE BOARD OF ASSESSMENT APPEALS hereby amends its 2004 Order in the above-captioned appeal to reflect that the correct County Schedule Number is: 2275-00-092-000.

In all other respects, the October 1, 2004 Order shall remain in full force and effect.

DATED/MAILED this 15th day of October, 2004.

This amendment was put on the record
October 13, 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.

Keela K. Steele
 Keela K. Steele

Debra A. Baumbach
 Debra A. Baumbach

