

<p><b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203</p> <hr/> <p>Petitioner:</p> <p><b>ADVANCE PROPERTIES INVESTORS, LLC.,</b></p> <p>v.</p> <p>Respondent:</p> <p><b>DENVER COUNTY BOARD OF EQUALIZATION.</b></p>	
<p>Attorney or Party Without Attorney for the Petitioner:</p> <p>Name: A. Richard Berman Sterling Equities, Inc. Address: 950 S. Cherry St., Ste. 320 Denver, CO 80246 Phone Number: 303.757.8865</p>	<p><b>Docket Number: 43232</b></p>
<p><b>ORDER ON STIPULATION</b></p>	

**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 Nos.: 2283-17-045, 2283-17-064, 2283-17-065**

**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:

[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 17<sup>th</sup> day of August, 2004.

This decision was put on the record

August 16, 2004

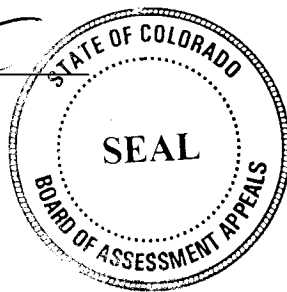
I hereby certify that this is a true and correct copy of the decision of the Board of Assessment Appeals

**BOARD OF ASSESSMENT APPEALS**

Karen E. Hart  
Karen E. Hart

Debra A. Baumbach  
Debra A. Baumbach

Keela K. Steele  
Keela K. Steele



<b>BOARD OF ASSESSMENT APPEALS</b> <b>STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number:  43232  Schedule Numbers:  2283-17-045 2283-17-064 2283-17-065  RECEIVED DENVER COUNTY BOARD OF EQUALIZATION MAY 15 AM 7:37
Petitioner:  <b>ADVANCE PROPERTIES INVESTORS 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, ADVANCE PROPERTIES INVESTORS LLC, and Respondent, DENVER COUNTY BOARD OF EQUALIZATION, hereby enter 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:  
2500 16<sup>th</sup> Street and 2550 16<sup>th</sup> Street  
Denver, Colorado
2. The subject property is classified as industrial property.

3. Attachment A reflects the actual values of the subject property, as assigned by the Assessor for tax year 2003.

4. Attachment B reflects the actual values of the subject property 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 property, 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 review of comparable land sales indicated a value adjustment was warranted.

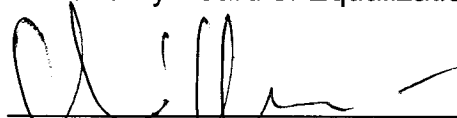
8. A hearing has not been scheduled before the Board of Assessment Appeals.

DATED this 10<sup>th</sup> day of August, 2004.

Petitioner

Denver County Board of Equalization





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Telephone: 720-913-3275  
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Docket Number: 43232

**ATTACHMENT A**

**ACTUAL VALUES, AS ASSIGNED BY THE ASSESSOR**

Docket Number 43232

Schedule Number	Land Value	Improvement Value	Total Actual Value
2283-17-045	\$ 525,000	\$ 0	\$ 525,000
2283-17-064	\$1,295,000	\$ 0	\$1,295,000
2283-17-065	\$ 866,000	\$ 0	\$ 866,000

**ATTACHMENT B**

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

Docket Number 43232

Schedule Number	Land Value	Improvement Value	Total Actual Value
2283-17-045	\$ 525,000	\$ 0	\$ 525,000
2283-17-064	\$1,295,000	\$ 0	\$1,295,000
2283-17-065	\$ 866,000	\$ 0	\$ 866,000

**ATTACHMENT C**

ACTUAL VALUES, AS AGREED TO BY ALL PARTIES

Docket Number 43232

Schedule Number	Land Value	Improvement Value	Total Actual Value
2283-17-045	\$ 468,300	\$ 0	\$ 468,300
2283-17-064	\$1,155,100	\$ 0	\$1,155,100
2283-17-065	\$ 772,400	\$ 0	\$ 772,400