

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	
Petitioner: JAMES P. CUNNINGHAM FAMILY PARTNERSHIP, v. Respondent: DENVER COUNTY BOARD OF COMMISSIONERS.	
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: 43561
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.: 05042-26-023-000+1

Category: Refund / Abatement Property Type: Commercial
2. Petitioner is protesting the 2001 and 2002 actual value of the subject property.

3. The parties agreed that the 2001 and 2002 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 2001 and 2002 actual value of the subject property, as set forth above.

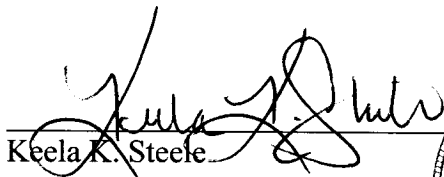
The Denver County Assessor is directed to change his/her records accordingly.

DATED/MAILED this 4th day of October, 2004.

This decision was put on the record

September 30, 2004

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


Keela K. Steele

BOARD OF ASSESSMENT APPEALS



Karen E. Hart



Debra A. Baumbach



BOARD OF ASSESSMENT APPEALS STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 43561 Schedule Numbers: 5042-26-023 5042-26-024 04 SEP 30 PM 1:40 RECEIVED
Petitioner:	
JAMES P CUNNINGHAM FAMILY PARTNERSHIP v. Respondent:	
DENVER COUNTY BOARD OF COMMISSIONERS Attorneys for Denver County Board of Commissioners 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 YEARS 2001 AND 2002 ACTUAL VALUES)	

Petitioner, JAMES P CUNNINGHAM FAMILY PARTNERSHIP, and Respondent, DENVER COUNTY BOARD OF COMMISSIONERS, hereby enter into this Stipulation regarding the tax years 2001 and 2002 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:
1865 W. 12th Ave. and 1820 W. 12th Pl.
Denver, Colorado
2. The subject properties are classified as industrial properties.

3. Attachment A reflects the actual values of the subject properties, as assigned by the Assessor for tax years 2001 and 2002.

4. Attachment B reflects the actual values of the subject properties after a timely appeal, as assigned by the Denver County Board of Commissioners.

5. After further review and negotiation, the Petitioner and Respondent agree to the tax years 2001 and 2002 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 years 2001 and 2002.

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 29th day of September, 2004.

Attorney for Petitioner



Barry J. Goldstein # 2218
Sterling Equities Inc.
950 S. Cherry Street #320
Denver, CO 80246
303-757-8865

Denver County Board of Commissioners

By: 

Maria Kayser #15597
Assistant City Attorney
201 West Colfax Avenue, Dept. 1207
Denver, CO 80202
Telephone: 720-913-3275
Fax: 720-913-3180

Docket Number: 43561

ATTACHMENT A

ACTUAL VALUES, AS ASSIGNED BY THE ASSESSOR

Docket Number 43561

Schedule Number	Land Value	Improvement Value	Total Actual Value
5042-26-023	\$ 223,700	\$ 638,200	\$ 861,900
5042-26-024	\$ 173,900	\$ 392,400	\$ 566,300

ATTACHMENT B

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

Docket Number 43561

Schedule Number	Land Value	Improvement Value	Total Actual Value
5042-26-023	\$ 223,700	\$ 638,200	\$ 861,900
5042-26-024	\$ 173,900	\$ 392,400	\$ 566,300

ATTACHMENT C

ACTUAL VALUES, AS AGREED TO BY ALL PARTIES

Docket Number 43561

Schedule Number	Land Value	Improvement Value	Total Actual Value
5042-26-023	\$ 223,700	\$ 582,300	\$ 806,000
5042-26-024	\$ 173,900	\$ 345,800	\$ 519,700