

<p>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203</p> <hr/> <p>Petitioner:</p> <p>ARBEIT, LLC.,</p> <p>v.</p> <p>Respondent:</p> <p>DENVER COUNTY BOARD OF COMMISSIONERS.</p>	
<p>Attorney or Party Without Attorney for the Petitioner:</p> <p>Name: Barry J. Goldstein, Esq. Sterling Equities, Inc.</p> <p>Address: 950 S. Cherry St., #320 Denver, CO 80246</p> <p>Phone Number: 303.757.8865</p>	<p>Docket Number: 43608</p>
<p>ORDER ON STIPULATION</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 No.: 00275-00-092-000

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:

Land:	\$ 773,800.00
Improvements:	<u>\$1,526,200.00</u>
Total:	\$2,300,000.00

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

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

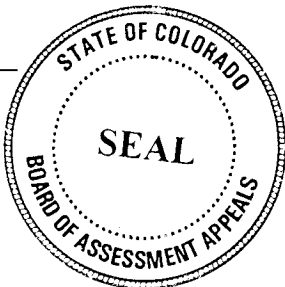
Karen E Hart

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: 43608 Schedule Number: 2275-00-092 RECEIVED 04 SEP 30 PM 1:40 BOARD OF ASSESSMENT APPEALS
Petitioner: ARBEIT LLC 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 VALUE)	

Petitioner, ARBEIT LLC, and Respondent, DENVER COUNTY BOARD OF COMMISSIONERS, hereby enters into this Stipulation regarding the tax years 2001 and 2002 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 years 2001 and 2002.

Land	\$	773,800.00
Improvements	\$	<u>1,999,300.00</u>
Total	\$	2,773,100.00

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

Land	\$	773,800.00
Improvements	\$	<u>1,595,400.00</u>
Total	\$	2,369,200.00

5. After further review and negotiation, the Petitioner and Denver County Board of Commissioners agree to the following actual value for the subject property for tax years 2001 and 2002.

Land	\$	773,800.00
Improvements	\$	<u>1,526,200.00</u>
Total	\$	2,300,000.00

6. The valuations, as established above, shall be binding only with respect to 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 27th day of September, 2004.

Attorney for Petitioner

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