

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 43872
Petitioner: BANNOCK ASSOCIATES LP, 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.: 05037-10-020-000

Category: Valuation Property Type: Commercial Real
2. Petitioner is protesting the 2004 actual value of the subject property.
3. The parties agreed that the 2004 actual value of the subject property should be reduced to:

Total Value: \$1,539,300

(Reference Attached Stipulation)
4. The Board concurs with the Stipulation.

ORDER:

Respondent is ordered to reduce the 2004 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 23rd day of December 2005.

BOARD OF ASSESSMENT APPEALS

This decision was put on record

December 22, 2005

Karen E Hart

Karen E. Hart

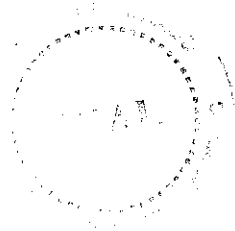
I hereby certify that this is a true and correct copy of the decision of the Board of Assessment Appeals.

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: 43872 Schedule Number: 5037-10-020
Petitioner: BANNOCK ASSOCIATES LP v. Respondent: DENVER COUNTY BOARD OF EQUALIZATION	
Attorneys for Denver County Board of Equalization Cole Finegan #16853 City Attorney Max Taylor #35403 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 2004 ACTUAL VALUE)	

Petitioner, BANNOCK ASSOCIATES LP, and Respondent, DENVER COUNTY BOARD OF EQUALIZATION, hereby enters into this Stipulation regarding the tax year 2004 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:

800 - 842 Acoma Street
Denver, Colorado
2. The subject property is classified as industrial property.

STATE OF COLORADO
BOARD OF ASSESSMENT APPEALS
2005 DEC 21 PM 1:40

3. The County Assessor originally assigned the following actual value on the subject property for tax year 2004.

Land	\$	1,434,400.00
Improvements	\$	<u>208,200.00</u>
Total	\$	1,642,600.00

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

Land	\$	1,434,400.00
Improvements	\$	<u>208,200.00</u>
Total	\$	1,642,600.00

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 2004.

Land	\$	1,434,400.00
Improvements	\$	<u>104,900.00</u>
Total	\$	1,539,300.00

6. The valuations, as established above, shall be binding only with respect to tax year 2004.

7. Brief narrative as to why the reduction was made:

Based on further review and adjustment of sale comparables in the area, the value was reduced.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on January 19, 2005 at 1:00 p.m. be vacated.

DATED this 16th day of December, 2005.

Attorney for Petitioner

Barry J. Goldstein

By: _____

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

Denver County Board of Equalization

Max Taylor

By: _____

Max Taylor #35403
201 West Colfax Avenue, Dept. 1207
Denver, CO 80202
Telephone: 720-913-3275
Fax: 720-913-3180
Docket No: 43872