

<p>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203</p> <hr/> <p>Petitioner:</p> <p>JAMES P. CUNNINGHAM FAMILY PARTNERSHIP,</p> <p>v.</p> <p>Respondent:</p> <p>DENVER COUNTY BOARD OF EQUALIZATION.</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: 43879</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.: 05042-26-023-000+1

Category: Valuation Property Type: Commercial
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:

[PLEASE 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/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

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: 43879 Schedule Numbers: 5042-26-023 5042-26-024 04 SEP 30 PM 1:40 RECEIVED BOARD OF ASSESSMENT APPEALS
Petitioner:	
JAMES P CUNNINGHAM FAMILY PARTNERSHIP	
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 2004 ACTUAL VALUES)	

Petitioner, JAMES P CUNNINGHAM FAMILY PARTNERSHIP, and Respondent, DENVER COUNTY BOARD OF EQUALIZATION, hereby enter into this Stipulation regarding the tax year 2004 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 year 2004.

4. Attachment B reflects the actual values of the subject properties 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 2004 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 year 2004.

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

Denver County Board of Equalization

Barry J. Goldstein

By: [Signature]

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Docket Number: 43879

ATTACHMENT A

ACTUAL VALUES, AS ASSIGNED BY THE ASSESSOR

Docket Number 43879

Schedule Number	Land Value	Improvement Value	Total Actual Value
5042-26-023	\$ 230,100	\$ 888,700	\$1,118,800
5042-26-024	\$ 178,900	\$ 559,000	\$ 737,900

ATTACHMENT B

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

Docket Number 43879

Schedule Number	Land Value	Improvement Value	Total Actual Value
5042-26-023	\$ 230,100	\$ 888,700	\$1,118,800
5042-26-024	\$ 178,900	\$ 559,000	\$ 737,900

ATTACHMENT C

ACTUAL VALUES, AS AGREED TO BY ALL PARTIES

Docket Number 43879

Schedule Number	Land Value	Improvement Value	Total Actual Value
5042-26-023	\$ 230,100	\$ 774,300	\$1,004,400
5042-26-024	\$ 178,900	\$ 468,700	\$ 647,600