

**BOARD OF ASSESSMENT APPEALS,
STATE OF COLORADO**
1313 Sherman Street, Room 315
Denver, Colorado 80203

Petitioner:

CRYSTAL EQUITIES CORP.,

v.

Respondent:

DENVER COUNTY BOARD OF EQUALIZATION.

Attorney or Party Without Attorney for the Petitioner:

Name: Kenneth Wall
Elite Property Services, Inc.
Address: 6000 East Evans Ave., Ste. I-426
Denver, CO 80222
Phone Number: 303.355.5871

Docket Number: 43996

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.: 02283-15-056-000+2

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.

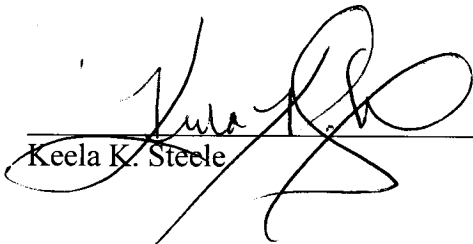
The Denver County Assessor is directed to change his/her records accordingly.

DATED/MAILED this 15th day of November, 2004.

This decision was put on the record

November 12, 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: 43996 Schedule Numbers: 2283-15-002 2283-15-003 2283-15-056 04 NOV 12 PM 1:31 RECEIVED
Petitioner: CRYSTAL EQUITIES CORP	
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, CRYSTAL EQUITIES CORP, 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:

2555 17th Street, 2547 17th Street and 2559 17th Street
Denver, Colorado

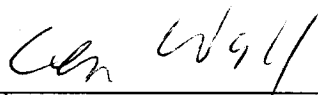
2. The subject properties are classified as mixed-use properties.

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:

Change in market factors.
8. A hearing has not been scheduled before the Board of Assessment Appeals.

DATED this 4th day of Nov, 2004.

Agent for Petitioner



Kenneth Wall
Elite Property Services Inc.
6000 E. Evans Ave.
Bldg. #1 - 426
Denver, CO 80222

Denver County Board of Equalization

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: 43996

ATTACHMENT A

ACTUAL VALUES, AS ASSIGNED BY THE ASSESSOR

Docket Number 43996

Schedule Number	Land Value	Improvement Value	Total Actual Value
2283-15-002	\$ 213,600	\$ 51,100	\$ 264,700
2283-15-003	\$ 187,000	\$ 89,100	\$ 276,100
2283-15-056			
Building 01/Comm	\$ 133,500	\$ 6,900	\$ 140,400
Building 02/Res	\$ 55,300	\$ 105,200	\$ 160,500
Building 03/Res	\$ 40,100	\$ 107,200	\$ 147,300

ATTACHMENT B

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

Docket Number 43996

Schedule Number	Land Value	Improvement Value	Total Actual Value
2283-15-002	\$ 213,600	\$ 51,100	\$ 264,700
2283-15-003	\$ 187,000	\$ 89,100	\$ 276,100
2283-15-056			
Building 01/Comm	\$ 133,500	\$ 6,900	\$ 140,400
Building 02/Res	\$ 55,300	\$ 105,200	\$ 160,500
Building 03/Res	\$ 40,100	\$ 107,200	\$ 147,300

ATTACHMENT C

ACTUAL VALUES, AS AGREED TO BY ALL PARTIES

Docket Number 43996

Schedule Number	Land Value	Improvement Value	Total Actual Value
2283-15-002	\$ 213,600	\$ 29,900	\$ 243,500
2283-15-003	\$ 187,000	\$ 89,100	\$ 276,100
2283-15-056			
Building 01/Comm	\$ 133,500	\$ 1,000	\$ 134,500
Building 02/Res	\$ 55,300	\$ 71,600	\$ 126,900
Building 03/Res	\$ 40,100	\$ 51,600	\$ 91,700