

<p><b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203</p> <hr/> <p>Petitioner:</p> <p><b>JUANITA M. CHRISTOPHER,</b></p> <p>v.</p> <p>Respondent:</p> <p><b>DENVER COUNTY BOARD OF EQUALIZATION.</b></p>	
<p>Attorney or Party Without Attorney for the Petitioner:</p> <p>Name: Dariush Bozorgpour Property Tax Advisors, Inc.</p> <p>Address: 3090 S. Jamaica Ct., #200 Aurora, CO 80014</p> <p>Phone Number: 303.368.0500</p>	<p><b>Docket Number: 44214</b></p>
<p><b>ORDER ON STIPULATION</b></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.: 05281-17-005**

**Category: Valuation      Property Type: Industrial**
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:

Land:	\$137,500.00
Improvements:	<u>\$291,100.00</u>
Total:	\$428,600.00

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 18<sup>th</sup> day of November, 2004.

This decision was put on the record

November 17, 2004

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

  
Keela K. Steele

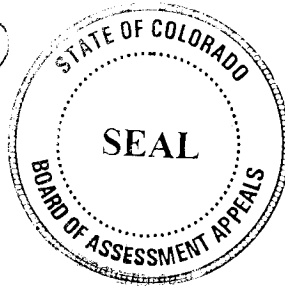
**BOARD OF ASSESSMENT APPEALS**



Karen E. Hart  
Karen E. Hart



Debra A. Baumbach  
Debra A. Baumbach



<b>BOARD OF ASSESSMENT APPEALS</b> <b>STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number:  44214  Schedule Number:  5281-17-005  NOV 17 PM 12:15 CLERK OF DISTRICT COURTS DISTRICT OF COLORADO
Petitioner:  <b>JUANITA M CHRISTOPHER</b>	
v.  Respondent:	
<b>DENVER COUNTY BOARD OF EQUALIZATION</b> 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	
<b>STIPULATION (AS TO TAX YEAR 2004 ACTUAL VALUE)</b>	

Petitioner, JUANITA M CHRISTOPHER, 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:  
  
 2252 S. Kalamath St.  
 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 year 2004.

Land	\$	137,500.00
Improvements	\$	<u>398,200.00</u>
Total	\$	535,700.00

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

Land	\$	137,500.00
Improvements	\$	<u>372,500.00</u>
Total	\$	510,000.00

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	\$	137,500.00
Improvements	\$	<u>291,100.00</u>
Total	\$	428,600.00

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:

The new 2004 value is the same value that the parcel was reduced to by the BOCC for tax year 2003. The same base year data applies for 2003 and 2004.

8. A hearing has not been scheduled before the Board of Assessment Appeals.

DATED this 13<sup>th</sup> day of November, 2004.

Agent for Petitioner

By: *Darish B...*  
Property Tax Advisors Inc.  
3090 S. Jamaica Ct. #204  
Aurora, CO 80014

Denver County Board of Equalization

By: *Maria Kayser*  
Maria Kayser #15597  
201 West Colfax Avenue, Dept. 1207  
Denver, CO 80202  
Telephone: 720-913-3275  
Fax: 720-913-3180  
Docket No: 44214