

<b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	<b>Docket Number: 45754</b>
Petitioner: <b>RIVERFRONT PARK RETAIL LLC,</b>  v.  Respondent: <b>DENVER COUNTY BOARD OF EQUALIZATION.</b>	
<b>ORDER ON STIPULATION</b>	

**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.: 02332-21-084-084+2**  
  
**Category: Valuation      Property Type: Commercial Real**
2. Petitioner is protesting the 2005 actual value of the subject property.
3. The parties agreed that the 2005 actual value of the subject property should be reduced to:  
  

**Total Value:            \$740,200**  
(Reference Attached Stipulation)
4. The Board concurs with the Stipulation.

**ORDER:**

Respondent is ordered to reduce the 2005 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 25th day of May 2006.

**BOARD OF ASSESSMENT APPEALS**

This decision was put on record

May 24, 2006

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*Karen E Hart*

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Karen E. Hart

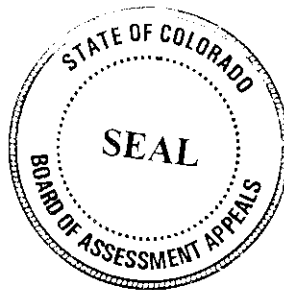
I hereby certify that this is a true and correct copy of the decision of the Board of Assessment Appeals.

*Debra A. Baumbach*

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Debra A. Baumbach

*Keela Steele*  
Keela Steele



<b>BOARD OF ASSESSMENT APPEALS</b> <b>STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number:  45754  Schedule Number:  2332-21-084-084 2332-21-085-085 2332-21-086-086  2005 APR 12 PM 12:28 STATE OF COLORADO DEPT. OF REVENUE
Petitioner:  <b>RIVERFRONT PARK RETAIL LLC</b>  v.  Respondent:	
<b>DENVER COUNTY BOARD OF EQUALIZATION</b> 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	
<b>STIPULATION (AS TO TAX YEAR 2005 ACTUAL VALUES) - BAA/REAL MULTI</b>	

Petitioner, RIVERFRONT PARK RETAIL LLC, and Respondent, DENVER COUNTY BOARD OF EQUALIZATION, hereby enter into this Stipulation regarding the tax year 2005 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:
  - 1610 Little Raven Street
  - Units C125, C130, C135
  - Denver, Colorado
2. The subject properties are classified as commercial properties.
3. Attachment A reflects the actual values of the subject properties, as assigned by the Assessor for tax year 2005.

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 2005 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 2005.

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

The market rate was adjusted and an allowance was given for location and income based on information submitted.

8. Both parties agree that the hearing scheduled before the Board of Assessment be vacated.

DATED this 19<sup>th</sup> day of May, 2006.

Agent for Petitioner

Denver County Board of Equalization

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

By: Max Taylor  
Max Taylor #35403  
Assistant City Attorney  
201 West Colfax Avenue, Dept. 1207  
Denver, CO 80202  
Telephone: 720-913-3275  
Fax: 720-913-3180

Docket Number: 45754

**ATTACHMENT A**

**ACTUAL VALUES, AS ASSIGNED BY THE ASSESSOR**

Docket Number 45754

Schedule Number	Land Value	Improvement Value	Total Actual Value
2332-21-084-084	\$ 32,500.00	\$ 201,500.00	\$ 234,000.00
2332-21-085-085	\$ 28,800.00	\$ 191,900.00	\$ 220,700.00
2332-21-086-086	\$ 76,000.00	\$ 491,900.00	\$ 567,900.00

**ATTACHMENT B**

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

Docket Number 45754

Schedule Number	Land Value	Improvement Value	Total Actual Value
2332-21-084-084	\$ 32,500.00	\$ 201,500.00	\$ 234,000.00
2332-21-085-085	\$ 28,800.00	\$ 191,900.00	\$ 220,700.00
2332-21-086-086	\$ 76,000.00	\$ 459,400.00	\$ 535,400.00

**ATTACHMENT C**

ACTUAL VALUES, AS AGREED TO BY ALL PARTIES

Docket Number 45754

Schedule Number	Land Value	Improvement Value	Total Actual Value
2332-21-084-084	\$ 32,500.00	\$ 181,400.00	\$ 213,900.00
2332-21-085-085	\$ 28,800.00	\$ 173,000.00	\$ 201,800.00
2332-21-086-086	\$ 76,000.00	\$ 248,500.00	\$ 324,500.00