BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO

1313 Sherman Street, Room 315 Denver, Colorado 80203

Petitioner:

RICHARD P. SANDERS,

v.

Respondent:

DENVER COUNTY BOARD OF EQUALIZATION.

ORDER ON STIPULATION

Docket Number: 54234

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.: 02342-23-016-000

Category: Valuation Property Type: Commercial Real

- 2. Petitioner is protesting the 2009 actual value of the subject property.
- 3. The parties agreed that the 2009 actual value of the subject property should be reduced to:

Total Value:

\$973,200

(Reference Attached Stipulation)

4. The Board concurs with the Stipulation.

ORDER:

Respondent is ordered to reduce the 2009 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 31st day of January 2011.

BOARD OF ASSESSMENT APPEALS

Karen E. Hart

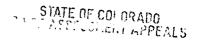
I hereby certify that this is a true and correct copy of the decision of the Board of Assessment Appeals.

Cara McKeller

Dutra a Baumbach

Karen & 4

Debra A. Baumbach



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BOARD OF ASSESSMENT APPEALS	
STATE OF COLORADO	
1313 Sherman Street, Room 315	
Denver, Colorado 80203	·
Petitioner:	
RICHARD P. SANDERS	
v	Docket Number:
Respondent:	54234
BOARD OF EQUALIZATION OF THE CITY AND COUNTY OF DENVER	Schedule Number:
Attorneys for Board of Equalization of the City and County of Denver	02342-23-016-000
City Attorney	
David V. Cooke #34623	
Assistant City Attorney	
201 West Colfax Avenue, Dept. 1207	
Denver, Colorado 80202	
Telephone: 720-913-3275 Facsimile: 720-913-3180	
1 acsimile. 720-913-3100	

Petitioner, RICHARD P. SANDERS, and Respondent, BOARD OF EQUALIZATION OF THE CITY AND COUNTY OF DENVER, hereby enter into this Stipulation regarding the tax year 2009 valuation of the subject property, and jointly move the Board of Assessment Appeals to enter its order based on this Stipulation.

STIPULATION (AS TO TAX YEAR 2009 ACTUAL VALUE)

The Petitioner(s) and Respondent agree and stipulate as follows:

1. The property subject to this Stipulation is described as:

2261 Broadway Street Denver, Colorado

- 2. The subject property is classified as commercial real property.
- 3. The County Assessor originally assigned the following actual value on the subject property for tax year 2009.

Land \$ 1,143,800.00 Improvements \$ 169,600.00 Total \$ 1,313,400.00

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

 Land
 \$ 1,143,800.00

 Improvements
 \$ 1,000.00

 Total
 \$ 1,144,800.00

5. After further review and negotiation, the Petitioner and Board of Equalization of the City and County of Denver agree to the following actual value for the subject property for tax year 2009.

 Land
 \$ 972,200.00

 Improvements
 \$ 1,000.00

 Total
 \$ 973,200.00

- 6. The valuations, as established above, shall be binding only with respect to tax year 2009.
 - 7. Brief narrative as to why the reduction was made:

After further review, a change in value was warranted for the 2009 tax year.

8. Both parties agree to be responsible for their own costs, expert and attorney fees, waiving any claim against each other for such, and agree that any hearing before the Board of Assessment Appeals not be scheduled or be vacated if already scheduled.

DATED this Was day of _______, 2011.

Agent/Attorney/Petitioner

Barry J. Goldstein

Sterling Equities Inc.

950 S. Cherry Street #320

Denver, CO 80246

Telephone: (303) 757-8865

Board of Equalization of the City and

County of Denver

David V. Cooke #34623

201 West Colfax Avenue, Dept. 1207

Denver, CO 80202

Telephone: 720-913-3275

Fax: 720-913-3180 Docket No: 54234