



**ORDER:**

Respondent is ordered to reduce the 2010 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 2nd day of March 2011.

**BOARD OF ASSESSMENT APPEALS**

*Diane M. DeVries*

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Diane M. DeVries

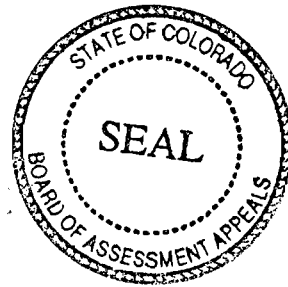
I hereby certify that this is a true and correct copy of the decision of the Board of Assessment Appeals.

*Debra A. Baumbach*

\_\_\_\_\_  
Debra A. Baumbach

*CM*

\_\_\_\_\_  
Cara McKeller



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<b>BOARD OF ASSESSMENT APPEALS</b> <b>STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	
Petitioner:  <b>CVA II, LLC</b>  v.  Respondent:  <b>BOARD OF EQUALIZATION OF THE CITY AND COUNTY OF DENVER</b>	Docket Number:  55892  Schedule Number:  02338-17-002-000+9
Attorneys for Board of Equalization of the City and County of Denver  City Attorney  Michelle Bush #38443 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 YEARS 2010 ACTUAL VALUE)</b>	

Petitioner, CVA II, LLC, and Respondent, BOARD OF EQUALIZATION OF THE CITY AND COUNTY OF DENVER, hereby enter into this Stipulation regarding the tax year 2010 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:

1000 4<sup>th</sup> Street + 9  
Denver, Colorado

2. The subject property is classified as commercial (vacant land) real property.

3. The County Assessor originally assigned the following actual value on the subject property for tax year 2010.

Land	\$	3,187,500.00
Improvements	\$	<u>0.00</u>
Total	\$	3,187,500.00

(See attached multi-parcel worksheet for individual parcel breakdown)

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	\$	3,187,500.00
Improvements	\$	<u>0.00</u>
Total	\$	3,187,500.00

(See attached multi-parcel worksheet for individual parcel breakdown)

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 2010.

Land	\$	2,371,800.00
Improvements	\$	<u>0.00</u>
Total	\$	2,371,800.00

(See attached multi-parcel worksheet for individual parcel breakdown)

6. The valuations, as established above, shall be binding only with respect to tax year 2010.

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

After further review, an adjustment was warranted.

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 11<sup>th</sup> day of February, 2011.

Agent/Attorney/Petitioner

*Barry J Goldstein*

By: \_\_\_\_\_

Barry J. Goldstein Esq. *IT 2218*  
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

*Michelle Bush*

By: \_\_\_\_\_

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Telephone: 720-913-3275  
Fax: 720-913-3180  
Docket No: 55892

Attachment #1

Docket # 2009-54249 & 2010-55892  
 Address 1000 4th Street + 9

<u>Schedule #</u>	<u>Old Land Value</u>	<u>Old Imp Value</u>	<u>Total Value</u>	<u>New Land Value</u>	<u>New Imp Value</u>	<u>Total Value</u>	<u>Total Adjustment</u>
02338-17-002	\$581,300	\$0	\$581,300	\$527,700	\$0	\$527,700	\$53,600
02338-10-013	\$162,900	\$0	\$162,900	\$147,900	\$0	\$147,900	\$15,000
02338-10-011	\$138,900	\$0	\$138,900	\$126,100	\$0	\$126,100	\$12,800
02338-10-012	\$71,400	\$0	\$71,400	\$49,300	\$0	\$49,300	\$22,100
02338-11-011	\$180,800	\$0	\$180,800	\$164,100	\$0	\$164,100	\$16,700
02338-16-016	\$113,700	\$0	\$113,700	\$103,200	\$0	\$103,200	\$10,500
02338-11-017	\$1,541,000	\$0	\$1,541,000	\$1,213,800	\$0	\$1,213,800	\$327,200
02338-03-008	\$227,500	\$0	\$227,500	\$22,700	\$0	\$22,700	\$204,800
05042-01-031	\$68,800	\$0	\$68,800	\$6,900	\$0	\$6,900	\$61,900
05042-01-051	\$101,200	\$0	\$101,200	\$10,100	\$0	\$10,100	\$91,100
	<u>\$3,187,500</u>	<u>\$0</u>	<u>\$3,187,500</u>	<u>\$2,371,800</u>	<u>\$0</u>	<u>\$2,371,800</u>	<u>\$815,700</u>