

<p>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203</p> <hr/> <p>Petitioner:</p> <p>1445 MARKET STREET, INC.,</p> <p>v.</p> <p>Respondent:</p> <p>DENVER COUNTY BOARD OF EQUALIZATION.</p>	
<p>Attorney or Party Without Attorney for the Petitioner:</p> <p>Name: Ronald S. Loser, Esq. Address: 1700 Lincoln Street, #2222 Denver, CO 80202 Phone Number: (303) 866-9400 E-mail: Attorney Registration No.:</p>	<p>Docket Number: 39504</p>
<p>ORDER ON STIPULATION</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.: 02331-18-051-051, 02331-18-052-052, 02331-18-055-055,
02331-18-056-056, 02331-18-057-057, 02331-18-053-053**

Category: Valuation

Property Type: Commercial

2. Petitioner is protesting the 2001 actual value of the subject property.
3. The parties agreed that the 2001 actual value of the subject property should be reduced to:

3. The parties agreed that the 2001 actual value of the subject property should be reduced to:
Reference Attached Stipulation.

4. The Board concurs with the Stipulation.

ORDER:

Respondent is ordered to reduce the 2001 actual value of the subject property, as set forth above.

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

DATED/MAILED this 13th day of August, 2002.

This decision was put on the record

August 12, 2002

BOARD OF ASSESSMENT APPEALS

Karen E Hart

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

Debra A. Baumbach

Penny S. Bunnell
Penny S. Bunnell

Docket Number: 39504



BOARD OF ASSESSMENT APPEALS STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	<div style="text-align: right;"> <p>RECEIVED</p> <p>02 AUG 12 AM 7:52</p> <p>STATE OF COLORADO BOARD OF ASSESSMENT APPEALS</p> </div> <p>Docket Number: 39504</p> <p>Schedule Number: 2331-18-051, 2331-18-052, 2331-18-053, 2331-18-055, 2331-18-056, 2331-18-057</p>
Petitioner: 1445 MARKET STREET, INC. v. Respondent: DENVER COUNTY BOARD OF EQUALIZATION	
Attorneys for Denver County Board of Equalization J. Wallace Wortham, Jr. #5969 City Attorney Maria Kayser #15597 Assistant City Attorney 1437 Bannock Street, Room 315 Denver, Colorado 80203 Telephone: 720-913-3275 Facsimile: 720-913-3180	
STIPULATION (As To Tax Year 2001 Actual Values)	

Petitioner, 1445 MARKET STREET, INC., and Respondent, Denver Board of Equalization, hereby enter into this Stipulation regarding the tax year 2001 valuation of the subject property, and jointly move the Board of Assessment Appeals to enter its order based on this Stipulation.

The Petitioner and Respondent agree and stipulate as follows:

1. The property subject to this Stipulation is described as:
1445 Market Street (condominiums)
2. The subject property is classified as commercial property.
3. Attachment A reflects the actual values of the subject property, as assigned by the Assessor for tax year 2001.

4. Attachment B reflects the actual values of the subject property after a timely appeal, as assigned by the Board of Equalization.

5. After further review and negotiation, the Petitioner and Respondent agree to the tax year 2001 actual values of the subject property, as shown on Attachment C.

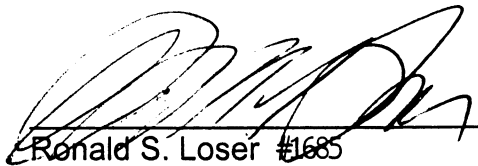
6. The valuations, as established on Attachment C, shall be binding with respect to only tax year 2001.

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

Miscellaneous income was deleted from the office condo income approaches.

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

DATED this ____ day of _____, 2002.

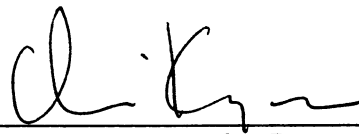


Ronald S. Loser #1685
Attorney for Petitioner

Address:

1700 Lincoln Street #2222
Denver, CO 80203
Telephone: 303-866-9400

Docket Number: 39504



County Attorney for Respondent
Board of Equalization

Address:

J. Wallace Wortham, Jr. - #5969
Denver City Attorney

Maria Kayser #15597
Assistant City Attorney
1437 Bannock Street, Room 353
Denver, Colorado 80202-5375
Telephone: 720-913-3275
Facsimile: 720-913-3180

ATTACHMENT A

ACTUAL VALUES, AS ASSIGNED BY THE ASSESSOR

Docket Number 39504

Schedule Number	Land Value	Improvement Value	Total Actual Value
2331-18-051	\$ 27,000	\$ 127,500	\$ 154,500
2331-18-052	\$ 59,100	\$ 169,000	\$ 228,100
2331-18-053	\$ 183,900	\$ 983,200	\$1,167,100
2331-18-055	\$ 351,000	\$1,068,600	\$1,419,600
2331-18-056	\$ 352,700	\$1,007,300	\$1,360,000
2331-18-057	\$ 349,300	\$1,010,700	\$1,360,000
Totals	\$1,323,000	\$4,366,300	\$5,689,300

ATTACHMENT B

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

Docket Number 39504

Schedule Number	Land Value	Improvement Value	Total Actual Value
2331-18-051	\$ 27,000	\$ 127,500	\$ 154,500
2331-18-052	\$ 59,100	\$ 169,000	\$ 228,100
2331-18-053	\$ 183,900	\$ 983,200	\$1,167,100
2331-18-055	\$ 351,000	\$1,068,600	\$1,419,600
2331-18-056	\$ 352,700	\$1,007,300	\$1,360,000
2331-18-057	\$ 349,300	\$1,010,700	\$1,360,000
Totals	\$1,323,000	\$4,366,300	\$5,689,300

ATTACHMENT C

ACTUAL VALUES, AS AGREED TO BY ALL PARTIES

Docket Number 39504

Schedule Number	Land Value	Improvement Value	Total Actual Value
2331-18-051	\$ 27,000	\$ 127,500	\$ 154,500
2331-18-052	\$ 59,100	\$ 169,000	\$ 228,100
2331-18-053	\$ 183,900	\$ 983,200	\$1,167,100
2331-18-055	\$ 351,000	\$1,029,500	\$1,380,500
2331-18-056	\$ 352,700	\$ 969,900	\$1,322,600
2331-18-057	\$ 349,300	\$ 973,300	\$1,322,600
Totals	\$1,323,000	\$4,252,400	\$5,575,400