

<p>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203</p> <hr/> <p>Petitioner:</p> <p>KAL ZEFF,</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: Mike Walter, Bridge & Associates Address: 820 Simms Street, Ste. 12 Golden, CO 80401 Phone Number: (303) 237-6997 E-mail: Attorney Registration No.:</p>	<p>Docket Number: 36398</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:

**425 SOUTH GALENA WAY
DENVER COUNTY SCHEDULE NO. 06151-04-001-000**
2. Petitioner is protesting the 1999 actual value of the subject property.

3. The parties agreed that the 1999 actual value of the subject property should be reduced to:

Land	\$ 955,300.00
Improvement	<u>\$4,075,200.00</u>
Total	\$5,030,500.00

4. The Board concurs with the Stipulation.

ORDER:

Respondent is ordered to reduce the 1999 actual value of the subject property, as set forth above.

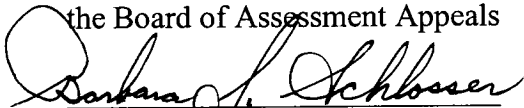
The Denver County Assessor is directed to change his records accordingly.

DATED/MAILED this 14th day of March, 2001.

This decision was put on the record

March 14, 2001

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

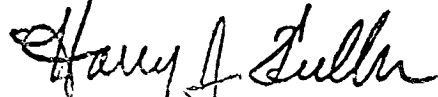

Barbara J. Schlosser

Docket Number 36398

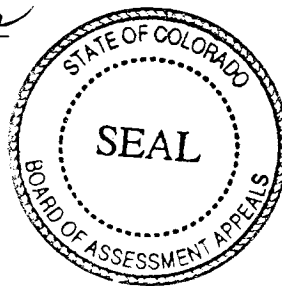
BOARD OF ASSESSMENT APPEALS



Karen E. Hart



Harry J. Fuller



**BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO**

Docket Number: 36398
County Schedule No: 06151-04-001-000

STIPULATION (As To Tax Year 1999 Actual Value)

KAL ZEFF,

Petitioner,

v.

DENVER COUNTY BOARD OF EQUALIZATION,

Respondent.

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Petitioner, KAL ZEFF, and Respondent, Denver County Board of Equalization, hereby enter into this Stipulation regarding the tax year 1999 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:
425 South Galena Way
Denver, Colorado
2. The subject property is classified as residential property.
3. The County Assessor originally assigned the following actual value on the subject property for tax year 1999:

Land	\$ 855,300
Improvements	<u>\$4,984,700</u>
Total	\$5,840,000

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

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Land	\$ 955,300
Improvements	<u>\$4,844,700</u>
Total	\$5,600,000

5. After further review and negotiation, the Petitioner and Board of Equalization agree to the following actual value for the subject property for tax year 1999:

Land	\$ 955,300
Improvements	<u>\$4,075,200</u>
Total	\$5,030,600

6. The valuations, as established above, shall be binding only with respect to tax year 1999.

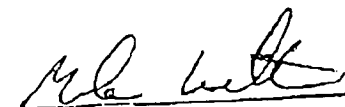
7. Brief narrative as to why the reduction was made:

Reconsideration of comparable market sales.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on January 8, 2001, at 8:30 a.m. be vacated.

DATED this 13th day of MARCH, 2001.

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



Mike Waller
Agent for Petitioner
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By: Eugene J. Kottenstette

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