

<p>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203</p> <hr/> <p>Petitioner:</p> <p>95 EMERSON STREET COMPANY,</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: Todd J. Stevens, Stevens & Assoc. Address: 7950 South Lincoln Street, #110 Littleton, Colorado 80122 Phone Number: (303) 347-1878 E-mail: Attorney Registration No.:</p>	<p>Docket Number: 36636</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:

**95 EMERSON STREET
DENVER COUNTY SCHEDULE NO. 05114-04-034-000**

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	\$ 147,800.00
Improvement	<u>\$1,777,200.00</u>
Total	\$1,925,000.00

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.

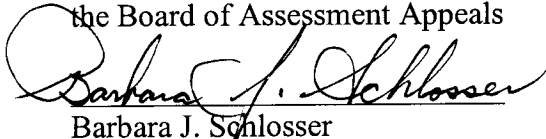
The Denver County Assessor is directed to change his records accordingly.

DATED/MAILED this 28th day of February, 2001.

This decision was put on the record

February 28, 2001

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

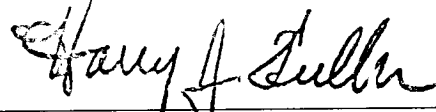

 Barbara J. Schlosser

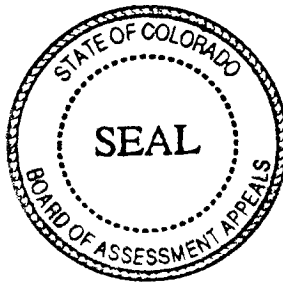
Docket Number 36636

BOARD OF ASSESSMENT APPEALS



Karen E. Hart


 Harry J. Fuller



**BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO**

Docket Number: 36638
County Schedule No: 05114-04-034-000

STIPULATION (As To Tax Year 1999 Actual Value)

85 EMERSON STREET COMPANY,

Petitioner.

v.

DENVER COUNTY BOARD OF EQUALIZATION,

Respondent.

STATE OF COLORADO
BOARD OF ASSESSMENT APPEALS

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RECEIVED

Petitioner, 85 EMERSON STREET COMPANY, 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:

85 Emerson Street
Denver, Colorado

2. The subject property is classified as multi-family residential property.

3. The County Assessor originally assigned the following actual value on the subject property for tax year 1999:

Land	\$ 147,800
Improvements	<u>\$2,001,100</u>
Total	\$2,148,900

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

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Land	\$ 147,800
Improvements	<u>\$2,001,100</u>
Total	<u>\$2,148,900</u>

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	\$ 147,800
Improvements	<u>\$1,777,200</u>
Total	<u>\$1,925,000</u>

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

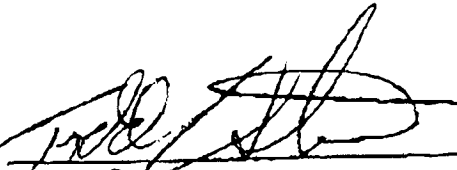
7. Brief narrative as to why the reduction was made:

After a physical inspection of the subject property and a review of the assessor's original market analysis, it was determined that adjustment was necessary to account for items of deferred maintenance in the subject property.

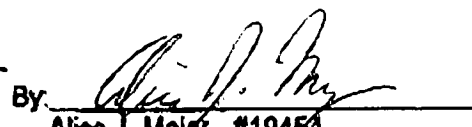
8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on February 28, 2001 at 8:30 a.m. be vacated.

DATED this 26 day of February, 2001.

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



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