

**BOARD OF ASSESSMENT APPEALS,
STATE OF COLORADO**

1313 Sherman Street, Room 315
Denver, Colorado 80203

Petitioner:

CHERRY CREEK GREENS VENTURE,

v.

Respondent:

DENVER COUNTY BOARD OF EQUALIZATION.

Attorney or Party Without Attorney for the Petitioner:

Name: William A. McLain, Esq.
Address: 3962 South Olive Street
Denver, CO 80237-2038
Phone Number: (303) 759-0087
E-mail:
Attorney Registration No.:

Docket Number: 36863

ORDER (On Stipulation)

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:

**10225 EAST GIRARD AVENUE
DENVER COUNTY SCHEDULE NO. 06345-00-049-000**

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	\$1,185,700.00
Improvement	<u>\$7,814,300.00</u>
Total	\$9,000,000.00

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 26th day of March, 2001.

This decision was put on the record

March 26, 2001

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

Barbara J. Schlosser
Barbara J. Schlosser

Docket Number 36863

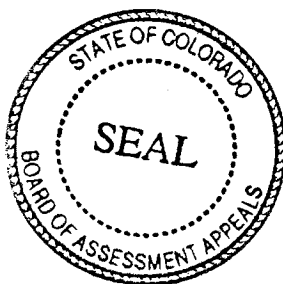
BOARD OF ASSESSMENT APPEALS

Karen E Hart

Karen E. Hart

Harry J. Fuller

Harry J. Fuller



BOARD OF ASSESSMENT APPEALS STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	<p style="text-align: center;">Docket Number: 36863</p> <p style="text-align: center;">Denver County Schedule No. 06345-00-049-000</p> <p style="text-align: right; font-size: small;">STATE OF COLORADO BOARD OF ASSESSMENT APPEALS</p> <p style="text-align: right; font-size: small;">01 MAR 26 PM 1:36</p> <p style="text-align: right; font-size: x-small; transform: rotate(90deg);">RECEIVED</p>
Petitioner: CHERRY CREEK GREENS VENTURE, v. Respondent: DENVER COUNTY BOARD OF EQUALIZATION.	
Attorney or Party Without Attorney for the Petitioner: Name: William A. McLain, Esq. Address: 3962 South Olive Street Denver, CO 80237-2038 Phone Number: (303) 759-0087 E-mail: wamclain@aol.com Attorney Registration No.: 6941	
STIPULATION (As To Tax Year 1999 Actual Value)	

Petitioner, CHERRY CREEK GREENS VENTURE, 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:

 10225 East Girard Avenue
 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	\$1,185,700
Improvements	<u>\$8,753,500</u>
Total	<u>\$9,939,200</u>

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

Land	\$1,185,700
Improvements	<u>\$8,753,500</u>
Total	\$9,939,200

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	\$1,185,700
Improvements	<u>\$7,814,300</u>
Total	\$9,000,000

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:

Consideration of different comparable sales and actual subject rent in the sales comparison approach indicated a reduced value for the subject property.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on April 6, 2001, at 8:30 a.m., be vacated.

DATED this 22nd day of March, 2001.

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

By: William A. McLain
William A. McLain - #6941

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