

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

1313 Sherman Street, Room 315
Denver, Colorado 80203

Petitioner:

HERITAGE ESTATES MUTUAL,

v.

Respondent:

DENVER COUNTY BOARD OF COMMISSIONERS.

Attorney or Party Without Attorney for the Petitioner:

Name: Todd J. Stevens, Stevens & Associates, Inc.
Address: 7950 South Lincoln Street #110
Littleton, CO 80122
Phone Number: (303) 347-1878
E-mail:
Attorney Registration No.:

Docket Number: 36917

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:

SEE ATTACHED STIPULATION

2. Petitioner is protesting the 1998 actual value of the subject property.

3. The parties agreed that the 1998 actual value of the subject property should be reduced to:

SEE ATTACHED STIPULATION

4. The Board concurs with the Stipulation.

ORDER:

Respondent is ordered to reduce the 1998 actual value of the subject property, as set forth above.

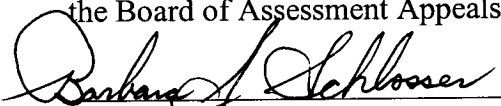
The Denver County Assessor is directed to change his records accordingly.

DATED/MAILED this 12th day of March, 2001.

This decision was put on the record

March 12, 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 36917

BOARD OF ASSESSMENT APPEALS



Karen E. Hart



Harry J. Fuller



**BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO**

Docket Number: 36917
Schedule Number: 06041-40-005-000 and 06042-36-004-000

STIPULATION (As To Tax Year 1998 Actual Values)

HERITAGE ESTATES MUTUAL,

Petitioner,

v.

DENVER COUNTY BOARD OF EQUALIZATION,

Respondent.

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Petitioner, HERITAGE ESTATES MUTUAL, and Respondent, Denver Board of Equalization, hereby enter into this Stipulation regarding the tax year 1998 valuation of the subject property, and jointly move the Board of Assessment Appeals to enter its order based on this Stipulation.

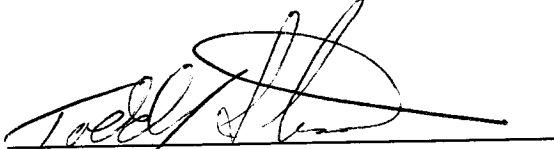
The Petitioner and Respondent agree and stipulate as follows:

1. The property subject to this Stipulation is described as:
8000 & 7900 East 12th Avenue
2. The subject property is classified as residential property.
3. Attachment A reflects the actual values of the subject property, as assigned by the Assessor for tax year 1998.
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 1998 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 1998.
7. Brief narrative as to why the reduction was made:

Recognition of the rent-restricted character of the properties.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on March 13, 2001 at 8:30 a.m. be vacated.

DATED this 8th day of March, 2001.



Todd J. Stevens
Agent for Petitioner

Address:

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Telephone: 303-347-1878

Docket Number: 36917



County Attorney for Respondent
Board of Equalization

Address:

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Denver City Attorney

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ATTACHMENT A

ACTUAL VALUES, AS ASSIGNED BY THE ASSESSOR

Docket Number 36917

Schedule Number	Land Value	Improvement Value	Total Actual Value
06041-40-005-000	\$ 589,900	\$3,458,000	\$4,047,900
06042-36-004-000	\$ 818,100	\$3,696,900	\$4,515,000

ATTACHMENT B

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

Docket Number 36917

Schedule Number	Land Value	Improvement Value	Total Actual Value
06041-40-005-000	\$ 589,900	\$3,154,100	\$3,744,000
06042-36-004-000	\$ 818,100	\$3,357,900	\$4,176,000

ATTACHMENT C

ACTUAL VALUES, AS AGREED TO BY ALL PARTIES

Docket Number 36917

Schedule Number	Land Value	Improvement Value	Total Actual Value
06041-40-005-000	\$ 589,900	\$2,729,400	\$3,319,300
06042-36-004-000	\$ 818,100	\$2,884,600	\$3,702,700