

<p><b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203</p> <hr/> <p>Petitioner:</p> <p><b>UNIVERSITY HILLS INC.,</b></p> <p>v.</p> <p>Respondent:</p> <p><b>DENVER COUNTY BOARD OF EQUALIZATION.</b></p>	
<p>Attorney or Party Without Attorney for the Petitioner:</p> <p>Name: Beldon Wright, Property Tax Advisors, Inc. Address: 3090 South Jamaica Ct., #204 Aurora, CO 80014 Phone Number: (303) 368-0500 E-mail: Attorney Registration No.:</p>	<p>Docket Number: 37320</p>
<p><b>ORDER (On Stipulation)</b></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:

**SEE ATTACHED STIPULATION**

2. Petitioner is protesting the 2000 actual value of the subject property.

3. The parties agreed that the 2000 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 2000 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 April, 2001.

**BOARD OF ASSESSMENT APPEALS**

This decision was put on the record

April 13, 2001

*Karen E Hart*

Karen E. Hart

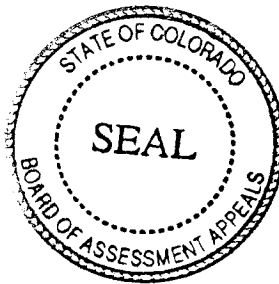
*Harry J Fuller*

Harry J. Fuller

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 37320



<b>BOARD OF ASSESSMENT APPEALS</b> <b>STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number:  37320  Schedule Number(s):  06303-27-009-000 and 06303-27-013-000   <div style="text-align: right; font-size: small;">           RECEIVED            01 APR 12 PM 3:05            BOARD OF ASSESSMENT APPEALS         </div>
Petitioner:  <b>UNIVERSITY HILLS INC.</b>  v.  Respondent:  <b>DENVER COUNTY BOARD OF EQUALIZATION</b>	
Attorneys for Denver County Board of Equalization:  J. WALLACE WORTHAM, JR. #5969 City Attorney EUGENE J. KOTTENTSTETTE - #6391 Assistant City Attorney 1437 Bannock Street, Room 353 Denver, Colorado 80203 Telephone: 720-913-3275/3283 Facsimile: 720-913-3180	
<b>STIPULATION (As To Tax Year 2000 Actual Value)</b>	

Petitioner, UNIVERSITY HILLS INC., and Respondent, Denver Board of Equalization, hereby enter into this Stipulation regarding the tax year 2000 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:  
  
 4201 East Yale Avenue and  
 2696 South Colorado Boulevard  
 Denver, Colorado
  
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 2000.
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 2000 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 2000.

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

Reconcile reported actual income and expenses with market income and expense projections.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on May 4, 2001 at 8:30 a.m. be vacated.


DATED this 9<sup>th</sup> day of April, 2001.

  
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Beldon Wright  
Agent for Petitioner

Address:

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Docket Number: 37320

  
\_\_\_\_\_  
County Attorney for Respondent  
Board of Equalization

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**ATTACHMENT A**

**ACTUAL VALUES, AS ASSIGNED BY THE ASSESSOR**

Docket Number 37320

Schedule Number	Land Value	Improvement Value	Total Actual Value
06303-27-009-000	\$465,100	\$ 791,400	\$1,256,500
06303-27-013-000	895,400	5,147,700	6,043,100

**ATTACHMENT B**

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

Docket Number 37320

Schedule Number	Land Value	Improvement Value	Total Actual Value
06303-27-009-000	\$465,100	\$ 791,400	\$1,256,500
06303-27-013-000	895,400	5,147,700	6,043,100

**ATTACHMENT C**

ACTUAL VALUES, AS AGREED TO BY ALL PARTIES

Docket Number 37320

Schedule Number	Land Value	Improvement Value	Total Actual Value
06303-27-009-000	\$465,100	\$ 578,000	\$1,043,100
06303-27-013-000	895,400	5,108,100	6,003,500