

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

1313 Sherman Street, Room 315  
Denver, Colorado 80203

Petitioner:

**95 EMERSON STREET COMPANY,**

v.

Respondent:

**DENVER COUNTY BOARD OF  
EQUALIZATION.**

Attorney or Party Without Attorney for the Petitioner:

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.:

Docket Number: 37465

**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:

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

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:

Land	\$ 147,800.00
Improvement	<u>\$2,001,100.00</u>
Total	\$2,148,900.00

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.

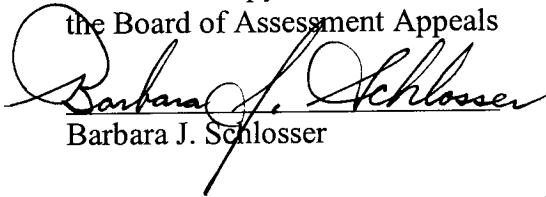
The Denver County Assessor is directed to change his records accordingly.

**DATED/MAILED** this 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 37465

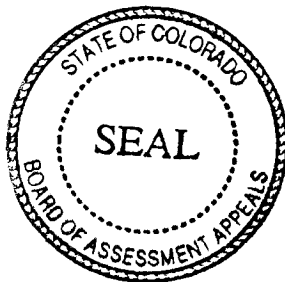
**BOARD OF ASSESSMENT APPEALS**



Karen E. Hart



Harry J. Fuller



**BOARD OF ASSESSMENT APPEALS  
STATE OF COLORADO**

Docket Number: 37465  
County Schedule No: 05114-04-034-000

**STIPULATION (As To Tax Year 2000 Actual Value)**

**95 EMERSON STREET COMPANY,**

Petitioner,

v.

**DENVER COUNTY BOARD OF EQUALIZATION,**

Respondent.

STATE OF COLORADO  
BD OF ASSESSMENT APPEALS

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RECEIVED

Petitioner, 95 EMERSON STREET COMPANY, and Respondent, Denver County 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(s) and Respondent agree and stipulate as follows:

- The property subject to this Stipulation is described as:  
  
95 Emerson Street  
Denver, Colorado
- The subject property is classified as multi-family residential property.
- The County Assessor originally assigned the following actual value on the subject property for tax year 2000:

Land	\$ 147,800
Improvements	\$2,001,100
Total	\$2,148,900

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

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

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 2000:

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

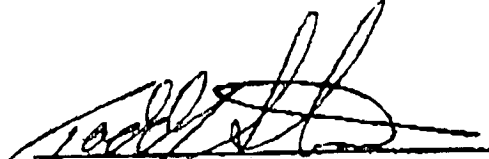
6. The valuations, as established above, shall be binding only with respect to tax year 2000.

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. No hearing date has been set for this matter.

DATED this 26 day of February, 2001.

  
Todd J. Stevens  
Agent for Petitioner  
STEVENS & ASSOCIATES, INC.  
7950 South Lincoln Street, Suite 110  
Littleton, Colorado 80122  
Telephone: 303-347-1878

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

By:   
Alice J. Major - #19454  
Assistant City Attorney  
Board of Equalization's Counsel  
1437 Bannock Street, Room 353  
Denver, CO 80202-5375  
Telephone: 720-913-3275  
Facsimile: 720-913-3180

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STATE OF COLORADO**

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Docket Number: 37465

**AMENDMENT TO ORDER (On Stipulation)**

**THE BOARD OF ASSESSMENT APPEALS** hereby amends page 1 of its February 28, 2001 order in the above-captioned appeal to reflect that the 2000 actual value of subject property should be \$147,800.00 Land, \$1,777,200.00 Improvements for a Total of \$1,925,000.00.

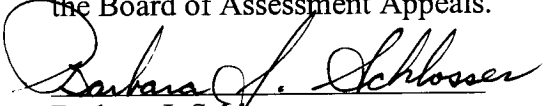
In all other respects, the February 28, 2001 order shall remain in full force and effect.

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

This amendment 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.

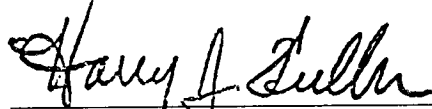
  
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**BOARD OF ASSESSMENT APPEALS**



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**BOARD OF ASSESSMENT APPEALS  
STATE OF COLORADO**

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County Schedule No: 05114-04-034-000

**STIPULATION (As To Tax Year 2000 Actual Value)**

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STATE OF COLORADO  
BOARD OF ASSESSMENT APPEALS

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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 2000:

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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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P. 5

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

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 2000:

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

6. The valuations, as established above, shall be binding only with respect to tax year 2000.

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8. No hearing date has been set for this matter.

DATED this 26 day of February, 2001.

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



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 Agent for Petitioner  
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By:   
 Alice J. Major - #19454

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