BOARD OF A	SSESSMENT APPEALS, OLORADO	
1313 Sherman Street, Room 315		
Denver, Colorado 80203		
Deliver, Colorado	3 80203	
Petitioner:		
i cutioner.		
LAFONDA APTS. LTD. LIABILITY CO.,		
V.		
Respondent:		
DENVER CO	UNTY BOARD OF EQUALIZATION.	
Attorney or Party	Without Attorney for the Petitioner:	Docket Number: 39468
Name:	Ronald S. Loser, Esq.	
Address:	1700 Lincoln Street #2222	
	Denver, CO 80203	
Phone Number:	(303) 866-9400	
E-mail:		
Attorney Registra	tion No.:	
	ORDER ON STIPLII ATION	<u> </u>

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:

County Schedule No.: 05114-01-071-000 and 05114-02-039-000 **Category: Valuation Property Type: Residential** 

2. Petitioner is protesting the 2001 actual value of the subject property.

3. The parties agreed that the 2001 actual value of the subject property should be reduced to:

Land \$ 441,900.00 Improvements \$3,948,100.00 Total \$4,390,000.00

4. The Board concurs with the Stipulation.

## **ORDER:**

Respondent is ordered to reduce the 2001 actual value of the subject property, as set forth above.

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

**DATED/MAILED** this 16<sup>th</sup> day of July, 2002.

Docket Number: 39468

BOARD OF ASSESSMENT APPEALS STATE OF COLORADO

1313 Sherman Street, Room 315

Denver, Colorado 80203

Petitioner:

LAFONDA APTS LTD LIABILITY CO

V. Docket Number:

Respondent: 39468

DENVER COUNTY BOARD OF EQUALIZATION Schedule Number:

Attorneys for Denver County Board of Equalization 5114-01-071+1

J. Wallace Wortham. Jr. #5969 City Attorney

Charles T. Solomon #26873 Assistant City Attorney 1437 Bannock Street, Room 315 Denver, Colorado 80203

Telephone: 720-913-3275 Facsimile: 720-913-3180

STIPULATION (As To Tax Year 2001 Actual Value)

Petitioner, LAFONDA APTS LTD LIABILITY CO, and Respondent, Denver County Board of Equalization, hereby enters into this Stipulation regarding the tax year 2001 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:

99 Corona Street and 12 Corona Street (parking) Denver, Colorado

- 2. The subject property is classified as residential property.
- 3. The County Assessor originally assigned the following actual value on the subject property for tax year 2001:

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Land	\$ 441,900
Improvements	<b>\$4,154,700</b>
Total	\$4,596,600

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

Land	\$ 441,900
Improvements	<b>\$4,154,700</b>
Total	\$4,596,600

After further review and negotiation, the Petitioner and Board of Equalization agree to the following actual value for the subject property for tax year 2001:

Land	\$ 441,900
Improvements	<b>\$3,948,100</b>
Total	\$4,390,000

- The valuations, as established above, shall be binding only with respect to 6. tax year 2001.
  - Brief narrative as to why the reduction was made: 7.

An inspection and review of comparable sales indicated additional adjustments for functional and locational differences requiring an adjustment in their sales prices resulting in a revised estimate of value for the subject property.

Both parties agree that the hearing scheduled before the Board of 8. Assessment Appeals on July 18, 2001 at 3:00 p.m. be vacated.

, 2002. DATED this 12- day of \_

Attorney for Petitioner

DENVER COUNTY BOARD OF **EQUALIZATION** 

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