	SSESSMENT APPEALS,	
STATE OF CO		
1313 Sherman Street, Room 315		
Denver, Colorado 80203		
Petitioner:		
ARGONAUT APARTMENTS,		
V.		
Respondent:		
DENVER CO	UNTY BOARD OF EQUALIZATION.	
Attorney or Party	Without Attorney for the Petitioner:	Docket Number: 39479
Name:	Ronald S. Loser, Esq.	
Address:	1700 Lincoln Street, #2222	
	Denver, CO 80203	
Phone Number:	(303) 866-9400	
E-mail:		
Attorney Registra	tion No.:	
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## **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:

# County Schedule No.: 02349-38-011-000, 02349-38-007-000, 02349-38-012-000 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	\$ 350,700.00
Improvements	\$3,526,800.00
Total	\$3,877,500.00

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 18<sup>th</sup> day of July, 2002.

This decision was put on the record

July 17, 2002

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

5 Bunnell Pénny S. Burnhell

Docket Number: 39479

**BOARD OF ASSESSMENT APPEALS** 

Karen & Hart en E. Hart Serra Q. Baumbach,

Karen E. Hart

Debra A. Baumbach



BOARD OF ASSESSMENT APPEALS	
STATE OF COLORADO	
1313 Sherman Street, Room 315	
Denver, Colorado 80203	
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ARGONAUT APTS	
ν.	Docket Number:
Respondent:	39479
DENVER COUNTY BOARD OF EQUALIZATION	Schedule Number:
Attorneys for Denver County Board of Equalization	2349-38-011+2
J, Wallace Wortham. Jr. #5969	
City Attorney	
Alice J. Major #19454	
Assistant City Attorney	<u> </u>
1437 Bannock Street, Room 315	1

# STIPULATION (As To Tax Year 2001 Actual Value)

Petitioner, ARGONAUT APTS, 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: 1.

233 East Colfax Ave., 1515 Grant St., and 233 East Colfax Ave. Denver, Colorado

The subject property is classified as mixed use property. 2.

The County Assessor originally assigned the following actual value on the 3. subject property for tax year 2001:

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Land	\$ 350,700
Improvements	<u>\$3,808,000</u>
Total	\$4,158,700

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

Land	\$ 350,700
Improvements	<u>\$3,808,000</u>
Total	\$4,158,700

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 2001:

Land	\$ 350,700
Improvements	<u>\$3,526,800</u>
Total	\$3,877,500

6. The valuations, as established above, shall be binding only with respect to tax year 2001.

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

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

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on July 17, 2001 at 3:00 p.m. be vacated.

DATED this 6th day of \_\_\_\_ , 2002. 

Attorney for Petitioner

#1683

Ronald S. Loser 1700 Lincoln Street #2222 Denver, CO 80203 Telephone: 303-866-9400

DENVER COUNTY BOARD OF EQUALIZATION

By: \_\_\_\_\_Alice J. Major #19454 Assistant City Attorney 1437 Bannock Street, Room 353 Denver, CO 80202-5375 Telephone: 720-913-3275 Facsimile: 720-913-3180

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