

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

Land	\$ 350,700.00
Improvements	<u>\$3,526,800.00</u>
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 18th day of July, 2002.

BOARD OF ASSESSMENT APPEALS

This decision was put on the record

July 17, 2002

Karen E. Hart

Karen E. Hart

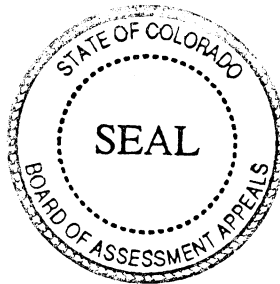
I hereby certify that this is a true and correct copy of the decision of the Board of Assessment Appeals

Debra A. Baumbach

Debra A. Baumbach

Penny S. Bunnell
Penny S. Bunnell

Docket Number: 39479



BOARD OF ASSESSMENT APPEALS STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 39479 Schedule Number: 2349-38-0111-2
Petitioner: ARGONAUT APTS v. Respondent: DENVER COUNTY BOARD OF EQUALIZATION	
Attorneys for Denver County Board of Equalization J. Wallace Wortham, Jr. #5969 City Attorney Alice J. Major #19454 Assistant City Attorney 1437 Bannock Street, Room 315 Denver, Colorado 80203 Telephone: 720-913-3275 Facsimile: 720-913-3180	2349-38-0111-2 02 JUL 16 PM 12:57 PEAS
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:

1. The property subject to this Stipulation is described as:

 233 East Colfax Ave., 1515 Grant St., and 233 East Colfax Ave.
 Denver, Colorado
2. The subject property is classified as mixed use property.
3. The County Assessor originally assigned the following actual value on the subject property for tax year 2001:

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.

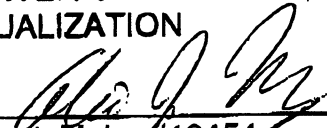
DATED this 16th day of July, 2002.

Attorney for Petitioner

 #1085

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Denver, CO 80203
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DENVER COUNTY BOARD OF
EQUALIZATION

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