

<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>SIMPSON HOUSING LIMITED PARTNERSHIP,</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: Ronald S. Loser, Esq. Brega &amp; Winters</p> <p>Address: 1700 Lincoln Street #2222 Denver, Colorado 80203</p> <p>Phone Number: 303-866-9400</p> <p>Attorney Reg. No.: 1685</p>	<p><b>Docket Number: 39487</b></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:

**County Schedule No.: 07094-00-071-000**

**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	\$ 3,251,200.00
Improvements	<u>8,748,800.00</u>
Total	\$12,000,000.00

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/her records accordingly.

**DATED/MAILED** this 25<sup>th</sup> day of April, 2003.

This decision was put on the record

April 24, 2003

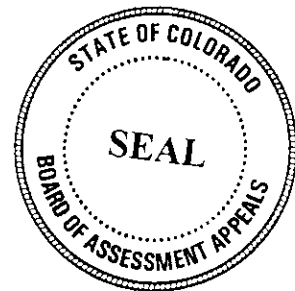
I hereby certify that this is a true and correct copy of the decision of the Board of Assessment Appeals

**BOARD OF ASSESSMENT APPEALS**

Karen E. Hart  
Karen E. Hart

Debra A. Baumbach  
Debra A. Baumbach

James E. Mogan  
James E. Mogan



<b>BOARD OF ASSESSMENT APPEALS</b> <b>STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number:  39487  Schedule Number:  7094-00-071  APR 26 PM 12:03 1257
Petitioner:  <b>SIMPSON HOUSING LIMITED PARTNERSHIP</b>  v.  Respondent:  <b>DENVER COUNTY BOARD OF EQUALIZATION</b>	
Attorneys for Denver County Board of Equalization  J. Wallace Wortham, Jr. #5969 City Attorney  Maria Kayser, #15597 Assistant City Attorney 201 West Colfax Avenue, Dept. 1207 Denver, Colorado 80202 Telephone: 720-913-3275 Facsimile: 720-913-3180	
<b>STIPULATION (AS TO TAX YEAR 2001 ACTUAL VALUE)</b>	

Petitioner, SIMPSON HOUSING LIMITED PARTNERSHIP, 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:  
  
 4902 S. Ulster Street  
 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.

Land	\$ 3,251,200
Improvements	<u>\$ 9,576,000</u>
Total	\$12,797,200

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

Land	\$ 3,251,200
Improvements	<u>\$ 9,576,000</u>
Total	\$12,797,200

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

Land	\$ 3,251,200
Improvements	<u>\$ 8,748,800</u>
Total	\$12,000,000

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

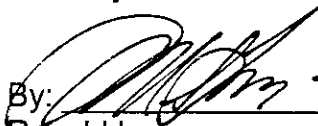
7. Brief narrative as to why the reduction was made:

Reconsideration of comparable market sales.

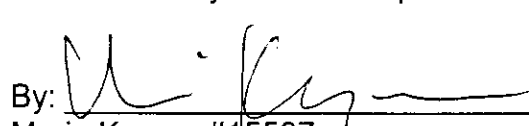
8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on April 24, 2003 at 8:30 a.m. be vacated.

DATED this \_\_\_\_\_ day of \_\_\_\_\_, 2003.

Attorney for Petitioner

By:  #1085  
Ronald Loser  
Brega & Winters PC  
1700 Lincoln Street  
Suite 1300  
Denver, CO 80203  
Telephone: 303-866-9400

Denver County Board of Equalization

By:   
Maria Kayser #15597  
Assistant City Attorney  
201 West Colfax Avenue, Dept. 1207  
Denver, CO 80202  
Telephone: 720-913-3275  
Facsimile: 720-9133180

Docket Number: 39487