

<p>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203</p> <hr/> <p>Petitioner:</p> <p>JEFFERSON SQUARE LTD,</p> <p>v.</p> <p>Respondent:</p> <p>DENVER COUNTY BOARD OF EQUALIZATION.</p>	
<p>Attorney or Party Without Attorney for the Petitioner:</p> <p>Name: Ronald S. Loser, Esq. Brega & 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>Docket Number: 39522</p>
<p>ORDER ON STIPULATION</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.: 07041-00-083-000

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	\$ 628,800.00
Improvements	<u>3,621,200.00</u>
Total	\$4,250,000.00

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 23rd day of April, 2003.

This decision was put on the record

April 22, 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



BOARD OF ASSESSMENT APPEALS STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: <p style="text-align: center;">39522</p> Schedule Number: <p style="text-align: center;">7041-00-083</p>
Petitioner: JEFFERSON SQUARE LTD, v. Respondent: DENVER COUNTY BOARD OF EQUALIZATION	
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: 720-913-3286 Facsimile: 720-913-3180	
STIPULATION (As To Tax Year 2001 Actual Value)	

Petitioner, JEFFERSON SQUARE LTD, 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:

8600 East Jefferson Avenue
 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	\$ 628,800
Improvements	<u>\$4,268,300</u>
Total	\$4,897,100

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

Land	\$ 628,800
Improvements	<u>\$4,268,300</u>
Total	\$4,897,100

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	\$ 628,800
Improvements	<u>\$3,621,200</u>
Total	\$4,250,000

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:


Consideration of more appropriate comparable sales and functional obsolescence indicate a lower value for the improvements of the subject property.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on April 24, 2003 at 1:00 P.M. be vacated.

DATED this ____ day of _____, 2003.

Attorney for Petitioner

DENVER COUNTY BOARD OF
EQUALIZATION

 #1685

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