

<p>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203</p> <hr/> <p>Petitioner:</p> <p>JONATHAN BULKLEY, ET AL.,</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: Bridge & Associates Address: P.O. Box 280367 Lakewood, CO 80228 Phone Number: (303) 237-6997 E-mail: Attorney Registration No.:</p>	<p>Docket Number: 39639</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.: 05031-03-006-000
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	\$ 98,400.00
Improvements	<u>\$1,741,600.00</u>
Total	\$1,840,000.00

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 6th day of June, 2002.

This decision was put on the record

June 5, 2002

BOARD OF ASSESSMENT APPEALS

Karen E Hart

Karen E. Hart

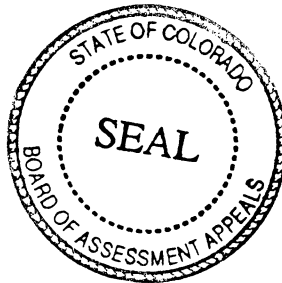
I hereby certify that this is a true and correct copy of the decision of the Board of Assessment Appeals

Debra A. Baumbach,

Debra A. Baumbach

Penny S Bunnell
Penny S Bunnell

Docket Number 39639



BOARD OF ASSESSMENT APPEALS STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 39639 Schedule Number: 05031-03-006-000
JONATHAN BULKLEY, ET AL Petitioner, v. DENVER COUNTY BOARD OF EQUALIZATION, Respondent.	
Attorneys for Respondent: 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: 720-913-3285 Facsimile: 720-913-3180	
STIPULATION (As To Actual Value for Tax Year 2001)	

02 JUN -4 PM 12:00
 BOARD OF ASSESSMENT APPEALS

Petitioner, Jonathan Bulkley, et al, 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:

 1416 Pennsylvania St.
 Denver, Colorado

2. The subject property is classified at Residential (Multi-Family Apartment Building).

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

Land	\$ 98,400
Improvements	<u>\$2,030,100</u>
Total	\$2,128,500

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

Land	\$ 98,400
Improvements	<u>\$2,030,100</u>
Total	\$2,128,500

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	\$ 98,400
Improvements	<u>\$1,741,600</u>
Total	\$1,840,000


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:

After a review of the actual gross income of the subject property during the base period and a review of the Gross Rent Multipliers derived from the market, a reduction in the subject's assigned value is justified.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on May 30, 2002, at 8:30 a.m. be vacated.

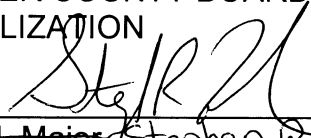
DATED this 28TH day of MAY, 2002.



Mike Walter
Bridge & Associates
P.O. Box 280367
Lakewood, CO 80228

Docket No. 39639

DENVER COUNTY BOARD OF
EQUALIZATION

By: 

~~Alice J. Major~~ Stephen R. Ford
Assistant City Attorney
1437 Bannock Street, Room 353
Denver, CO 80202-5375
Telephone: 720-913-3285
Facsimile: 720-913-3180