

<p>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203</p> <hr/> <p>Petitioner:</p> <p>HARRY AND LILY UYEDA,</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: Harry and Lily Uyeda Address: 1572 S. Lamar Street Lakewood, CO 80232 Phone Number: (303) 748-2296 E-mail: Attorney Registration No.:</p>	<p>Docket Number: 39738</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.: 02313-12-016-000
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	\$ 57,100.00
Improvements	<u>\$291,300.00</u>
Total	\$348,400.00

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 30th day of January, 2002.

BOARD OF ASSESSMENT APPEALS

This decision was put on the record

January 29, 2002

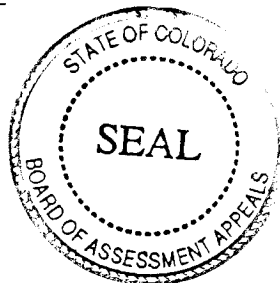
Karen E. Hart
Karen E. Hart

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

Mark R. Linné
Mark R. Linné

Penny S. Bunnell
Penny S. Bunnell

Docket Number 39738



<p>BOARD OF ASSESSMENT APPEALS STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203</p>	<p style="text-align: center;">Docket Number: 39738</p> <p style="text-align: center;">Schedule Number: 2313-12-016</p> <p style="text-align: center;">RECEIVED 02 JAN 29 AM 11:36 STATE OF COLORADO BOARD OF ASSESSMENT APPEALS</p>
<p>Petitioner: HARRY & LILY UYEDA</p> <p>v.</p> <p>Respondent: DENVER COUNTY BOARD OF EQUALIZATION</p>	
<p>Attorneys for Denver County Board of Equalization</p> <p>J. WALLACE WORTHAM, JR. #5969 City Attorney</p> <p>ALICE J. MAJOR #19454 Assistant City Attorney 1437 Bannock Street, Room 315 Denver, Colorado 80203 Telephone: 720-913-3275 Facsimile: 720-913-3180</p>	
<p>STIPULATION (As To Tax Year 2001 Actual Value)</p>	

Petitioner, HARRY & LILY UYEDA, and Respondent, Denver County Board of Equalization, hereby enter 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:

1572 Vrain 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	\$ 57,100
Improvements	<u>\$330,000</u>
Total	\$387,100

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

Land	\$ 57,100
Improvements	<u>\$330,000</u>
Total	\$387,100

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	\$ 57,100
Improvements	<u>\$291,300</u>
Total	\$348,400

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:

The north side of the subject property sits on the property line, which violates the setback requirements by the zoning department. A reduction of 10% for functional obsolescence has been considered to offset this deficiency in the market place.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on February 7, 2001 at 10:30 a.m. be vacated.

DATED this 24th day of January, 2002.

Petitioners

Harry Uyeda
 Harry Uyeda
Lily Uyeda
 Lily Uyeda

1572 S. Lamar Street
Lakewood, CO 80232
Telephone:

DENVER COUNTY BOARD OF
EQUALIZATION

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