

<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>KRAM-COE MANSION LLC,</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: Thomas E. Downey, Esq. Downey &amp; Knickrehm</p> <p>Address: 733 East Eighth Avenue Denver, Colorado 80203</p> <p>Phone Number: (303) 813-1111</p> <p>E-mail:</p> <p>Attorney Reg. No.: 9686</p>	<p><b>Docket Number: 39913</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.: 2354-27-029**  
**Category: Valuation**

**Property Type: Commercial**

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	\$ 40,300.00
Improvements	<u>\$203,500.00</u>
Total	\$243,800.00

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 Arapahoe County Assessor is directed to change his records accordingly.

**DATED/MAILED** this 2nd day of April, 2002.

**BOARD OF ASSESSMENT APPEALS**

*Karen E Hart*

Karen E. Hart

*Debra A. Baumbach*

Debra A. Baumbach

This decision was put on the record

April 1, 2002

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

*Diane Von Dollen*

Diane Von Dollen



Docket Number 39913

<b>BOARD OF ASSESSMENT APPEALS</b> <b>STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number:  39913  Schedule Number:  2354-27-029  BOARD OF ASSESSMENT APPEALS 02 APR -1 AM 7:51
Petitioner:  <b>KRAM-COE MANSION LLC</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 1437 Bannock Street, Room 315 Denver, Colorado 80203 Telephone: 720-913-3275 Facsimile: 720-913-3180	
<b>STIPULATION (As To Tax Year 2001 Actual Value)</b>	

Petitioner, KRAM-COE MANSION LLC, 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:  
  
 1509 Marion Street  
 Denver, Colorado
2. The subject property is classified as commercial property.
3. The County Assessor originally assigned the following actual value on the subject property for tax year 2001:

Land	\$ 40,300
Improvements	<u>\$230,600</u>
Total	\$270,900

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

Land	\$ 40,300
Improvements	<u>\$230,600</u>
Total	\$270,900

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	\$ 40,300
Improvements	<u>\$203,500</u>
Total	\$243,800

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 rental rate was reduced because of recognition of additional physical obsolescence.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on April 26, 2001 at 8:30 a.m. be vacated.

DATED this 25th day of March, 2002.

Attorney for Petitioner

DENVER COUNTY BOARD OF  
EQUALIZATION

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