

<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>95 EMERSON STREET COMPANY,</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: Todd J. Stevens Stevens &amp; Associates Inc. Address: 8005 S. Chester St., Suite 340 Englewood, CO 80112 Phone Number: 303-347-1878 Attorney Reg. No.:</p>	<p><b>Docket Number: 39965</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.: 05114-04-034-000**

**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	\$184,700.00
Improvements	<u>\$3,175,300.00</u>
Total	\$3,360,000.00

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 22<sup>nd</sup> day of January, 2003.

This decision was put on the record

January 21, 2003

**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

Mary J. Helfer  
Mary J. Helfer



<b>BOARD OF ASSESSMENT APPEALS</b> <b>STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number:  39965  Schedule Number:  5114-04-034  RECEIVED JUN 21 AM 8:00 STAFF AND APPEALS
Petitioner:  <b>95 EMERSON STREET COMPANY,</b>  v.  Respondent:  <b>DENVER COUNTY BOARD OF EQUALIZATION</b>	
Attorneys for Denver County Board of Equalization  J. Wallace Wortham, Jr. #5969 City Attorney  Charles T. Solomon #26873 Assistant City Attorney 201 West Colfax Avenue, Dept. 1207 Denver, Colorado 80202 Telephone: 720-913-3286 Facsimile: 720-913-3180	
<b>STIPULATION (As To Tax Year 2001 Actual Value)</b>	

Petitioner, 95 EMERSON STREET COMPANY, 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:  
     95 Emerson 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	\$ 184,700
Improvements	<u>\$3,333,100</u>
Total	\$3,517,800

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

Land	\$ 184,700
Improvements	<u>\$3,333,100</u>
Total	\$3,517,800

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	\$ 184,700
Improvements	<u>\$3,175,300</u>
Total	\$3,360,000

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 the most appropriate comparable sales and inspection of the subject property indicated a slight reduction in value assigned to the subject property was warranted.

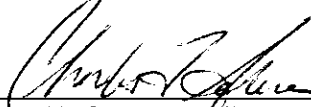
8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on January 13, 2003 at 1:00 p.m. be vacated.

DATED this 17<sup>th</sup> day of January, 2003.

Agent for Petitioner

  
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DENVER COUNTY BOARD OF  
 EQUALIZATION

By:   
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