

<p>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203</p> <hr/> <p>Petitioner:</p> <p>SIMHA INVESTMENT LTD. II,</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: Patrick Sullivan Address: 98 S. Eldridge Way Golden, CO 80401</p> <p>Phone Number: 303-723-2909</p>	<p>Docket Number: 40030</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.: 05151-25-025 & 05151-25-026

Category: Valuation

Property Type: Multi-Unit 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:

SEE ATTACHED STIPULATION

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 22nd day of November, 2002.

This decision was put on the record

November 21, 2002

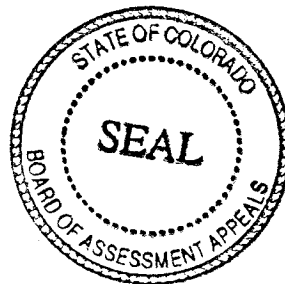
BOARD OF ASSESSMENT APPEALS

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

Judy A. Wenable
Judy A. Wenable



BOARD OF ASSESSMENT APPEALS STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	<p style="text-align: center;">Docket Number: 40030</p> <p style="text-align: center;">Schedule Number: 5151-25-025 and 5151-25-026</p> <div style="text-align: right; font-size: small;"> RECEIVED NOV 21 PM 12:01 BOARD OF ASSESSMENT APPEALS COLORADO </div>
Petitioner: SIMHA INVESTMENT LTD II v. Respondent: DENVER COUNTY BOARD OF EQUALIZATION	
Attorneys for Denver County Board of Equalization J. Wallace Wortham, Jr. #5969 City Attorney Charles T. Solomon #26873 Assistant City Attorney 1437 Bannock Street, Room 315 Denver, Colorado 80203 Telephone: 720-913-3275 Facsimile: 720-913-3180	
STIPULATION (As To Tax Year 2001 Actual Values)	

Petitioner, SIMHA INVESTMENT LTD II, and Respondent, Denver 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 and Respondent agree and stipulate as follows:

1. The property subject to this Stipulation is described as:
601 S. Lincoln Street and 621 S. Lincoln Street
2. The subject property is classified as multi-unit residential property.
3. Attachment A reflects the actual values of the subject property, as assigned by the Assessor for tax year 2001.

4. Attachment B reflects the actual values of the subject property after a timely appeal, as assigned by the Board of Equalization.

5. After further review and negotiation, the Petitioner and Respondent agree to the tax year 2001 actual values of the subject property, as shown on Attachment C.

6. The valuations, as established on Attachment C, shall be binding with respect to only tax year 2001.

7. Brief narrative as to why the reduction was made:

An adjustment was made based on reevaluation of comparable property sales, with characteristics similar to the subject with specific consideration to locational and traffic influences.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on October 15, 2002 at 1:00 p.m. be vacated.

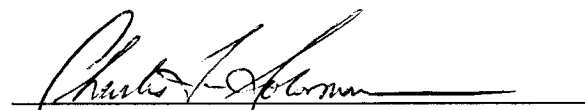
DATED this 26th day of OCTOBER, 2002.


Patrick Sullivan
Agent for Petitioner

Address:

98 S. Eldridge Way
Golden, CO 80401
Telephone: 303-723-2909

Docket Number: 40030


County Attorney for Respondent
Board of Equalization

Address:

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Denver, Colorado 80202-5375
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ATTACHMENT A

ACTUAL VALUES, AS ASSIGNED BY THE ASSESSOR

Docket Number 40030

Schedule Number	Land Value	Improvement Value	Total Actual Value
5151-25-025	\$162,600	\$838,300	\$1,000,900
5252-25-026	\$162,600	\$957,400	\$1,120,000

ATTACHMENT B

ACTUAL VALUES, AS ASSIGNED BY THE COUNTY
BOARD OF EQUALIZATION AFTER A TIMELY APPEAL

Docket Number 40030

Schedule Number	Land Value	Improvement Value	Total Actual Value
5151-25-025	\$162,600	\$838,300	\$1,000,900
5252-25-026	\$162,600	\$957,400	\$1,120,000

