

<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>ROXANNE WILDERMAN,</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: Roxanne Wilderman Address: 773 Elizabeth Street Denver, Colorado 80206 Phone Number: (303) 321-2104 E-mail: Attorney Reg. No.:</p>	<p><b>Docket Number: 40069</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.: 0516-17-022-000**  
**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	\$250,600.00
Improvements	<u>\$264,400.00</u>
Total	\$515,000.00

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 14th day of May, 2002.

**BOARD OF ASSESSMENT APPEALS**

Karen E. Hart  
Karen E. Hart

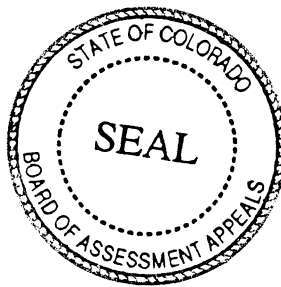
Debra A. Baumbach  
Debra A. Baumbach

This decision was put on the record

May 14, 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 40069

<b>BOARD OF ASSESSMENT APPEALS</b> <b>STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number:  40069  Schedule Number:  5016-17-022  RECEIVED 02 MAY 10 AM 11:23 STATE OF COLORADO BOARD OF ASSESSMENT APPEALS
Petitioner:  <b>ROXANNE WILDERMAN</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, ROXANNE WILDERMAN, 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:

773 Elizabeth 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	\$250,600
Improvements	<u>\$324,100</u>
Total	\$574,700

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

Land	\$250,600
Improvements	<u>\$309,000</u>
Total	\$559,600

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	\$250,600
Improvements	<u>\$264,400</u>
Total	\$515,000

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:

Based on the narrative appraisal performed in answer to this appeal, value correlation was made to sale #2 at \$180 per square foot.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on May 13, 2001 at 10:30 a.m. be vacated.

DATED this 12 day of May, 2002.

Petitioner

Roxanne Wilderman  
Roxanne Wilderman  
773 Elizabeth  
Denver, CO 80206  
Telephone: 303-758-5562

DENVER COUNTY BOARD OF EQUALIZATION

By: Maria Kayser  
Maria Kayser #15597  
Assistant City Attorney  
1437 Bannock Street, Room 353  
Denver, CO 80202-5375  
Telephone: 720-913-3275  
Facsimile: 720-913-3180

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