BOARD OF ASS STATE OF COL	SESSMENT APPEALS, LORADO	
1313 Sherman Stree		
Denver, Colorado 80		
Petitioner:		
BULKLEY FAM	IILY LTD ET AL,	
	;	
V.		
Respondent:		
DENVER COUN	TY BOARD OF EQUALIZATION	
Attorney or Party Wi	ithout Attorney for the Petitioner:	Docket Number: 40343
recome y or ruley wi	thou ruoney for the reactioner.	Docket Humber: 40045
Name:	Mike Walter	
	Bridge & Associates	
Address:	P.O. Box 280367	
	Lakewood, Colorado 80228	
Phone Number:	303-237-6997	
Attorney Reg. No.:		
1	ORDER ON STIPULATI	

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.: 05031-15-017-000

Category: Valuation Property Type: Residential

2. Petitioner is protesting the 2002 actual value of the subject property.

3. The parties agreed that the 2002 actual value of the subject property should be reduced to:

Land	\$ 135,000.00
Improvements	<u>1,009,100.00</u>
Total	\$1,144,100.00

4. The Board concurs with the Stipulation.

ORDER:

Respondent is ordered to reduce the 2002 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 15th day of March, 2003.

This decision was put on the record

March 14, 2003

I hereby certify that this is a true and correct copy of the decision of the Board of Assessment Appeals **BOARD OF ASSESSMENT APPEALS**

Karen E. Hart

Debra A. Baumbac



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BOARD OF ASSESSMENT APPEALS	
STATE OF COLORADO	
1313 Sherman Street, Room 315	
Denver, Colorado 80203	
Petitioner:	
BULKLEY FAMILY LTD ET AL	
v.	Docket Numper:
Respondent:	40343
DENVER COUNTY BOARD OF EQUALIZATION	Schedule Nur iber:
Attorneys for Denver County Board of Equalization	
	5031-15-0 7
J. Wallace Wortham. Jr. #5969	-
City Attorney	
Maria Kayser, #15597	
Assistant City Attorney	
201 West Colfax Avenue, Dept. 1207	
Denver, Colorado 80202	
Telephone: 720-913-3275	
Facsimile: 720-913-3180	
STIPULATION (AS TO ACTUAL VALUE FOR TA	AX YEAR 2002)
n na ha ha an	

Petitioner, BULKLEY FAMILY LTD ET AL, and Respondent, DENVER COUNTY BOARD OF EQUALIZATION, hereby enters into this Stipulation regarding the tax year 2002 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:

1235 Logan Street Denver, Colorado

2. The subject property is classified as multi-unit residential property

3. The County Assessor originally assigned the following actual value on the subject property for tax year 2002.

Land	\$ 135,000
Improvements	<u>\$1,157,900</u>
Total	\$1,292,900

After appeal to the Denver County Board of Equalization, the Denver County Board of Equalization valued the subject property as follows:

Land	\$ 135,000
Improvements	\$1,157,900
Total	\$1,292,900

After further review and negotiation, the Petitioner and Denver County 5. Board of Equalization agree to the following actual value for the subject prope :y for tax year 2002.

Land	\$ 135,000
Improvements	\$1,009, 100
Total	\$1,144,100

6. The valuations, as established above, shall be binding only with Espect to tax year 2002.

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

Use of hand selected comparable sales and consideration of the subject's potential Gross Rental Income indicated value was lower than the original computer generated value for the subject.

Both parties agree that the hearing scheduled before the Board c 8. Assessment Appeals on February 26, 2003 at 1:00 p.m. be vacated.

DATED this 12 day of March , 2003.

Agent for Petitioner

Mike Waltor Grey Evans Bridge & Associates PO Box 280367 Lakewood, CO 80228

Denver County Board of Equalitation

Maria Kayser #15597 Assistant City Attorney 201 West Colfax Avenue, Dept. 1207 Denver, CO 80202 Telephone: 720-913-3275 Facsimile: 720-9133180

Docket Number: 40343

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