

<p>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203</p> <hr/> <p>Petitioner:</p> <p>BULKLEY FAMILY LTD ET AL,</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: Mike Walter Bridge & Associates</p> <p>Address: P.O. Box 280367 Lakewood, Colorado 80228</p> <p>Phone Number: 303-237-6997</p> <p>Attorney Reg. #:</p>	<p>Docket Number: 40344</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.: 05038-06-004-000

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	\$ 98,400.00
Improvements	<u>1,084,800.00</u>
Total	\$1,183,200.00

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 11th day of April, 2003.

This decision was put on the record

April 10, 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
Karen E. Hart

Debra A. Baumbach
Debra A. Baumbach

James E. Mogan
James E. Mogan



BOARD OF ASSESSMENT APPEALS STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 40344 Schedule Number: 5038-06-004 SEP 10 11:48 AM '02
Petitioner: BULKLEY FAMILY LTD ET AL v. Respondent: DENVER COUNTY BOARD OF EQUALIZATION	
Attorneys for Denver County Board of Equalization 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 TAX YEAR 2002 ACTUAL VALUE)	

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:

 1010 Sherman Street
 Denver, Colorado
2. The subject property is classified as multi-family residential property.
3. The County Assessor originally assigned the following actual value on the subject property for tax year 2002.

Land	\$ 98,400
Improvements	<u>\$1,293,800</u>
Total	\$1,392,200

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

Land	\$ 98,400
Improvements	<u>\$1,293,800</u>
Total	\$1,392,200

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

Land	\$ 98,400
Improvements	<u>\$1,084,800</u>
Total	\$1,183,200

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

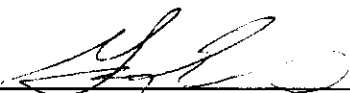
7. Brief narrative as to why the reduction was made:

Use of hand selected comparable sales and consideration of the subject's potential Gross Rental Income as applied to the market derived Gross Rent Multiplier, the indicated market value lower than the original computer generated value for the subject.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on April 22, 2003 at 8:30 a.m. be vacated.

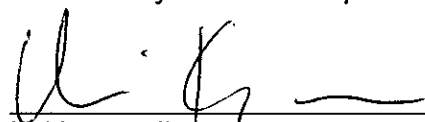
DATED this 25th day of March, 2003.

Agent for Petitioner



Mike Walter
Bridge & Associates
PO Box 280367
Lakewood, CO 80228

Denver County Board of Equalization

By: 

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