

<p>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203</p> <hr/> <p>Petitioner:</p> <p>ASPEN ARMS LLC,</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: Elite Property Services Inc Dan Mayer</p> <p>Address: 5025 Boardwalk Dr., #300 Colorado Springs, CO 80919</p> <p>Phone Number: (719) 594-6440</p>	<p>Docket Number: 40557</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.: 06193-00-136-000

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	\$ 237,100.00
Improvements	<u>\$2,862,900.00</u>
Total	\$3,100,000.00

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 18th day of September, 2003.

This decision was put on the record

September 17, 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

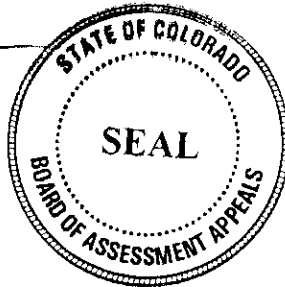
Karen E. Hart

Debra A Baumbach

Debra A. Baumbach

Jackie J. Brown

Jackie J. Brown



BOARD OF ASSESSMENT APPEALS STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	RECEIVED 9/11/03 11:16 AM CLERK OF COURT DISTRICT COURT JUDICIAL DISTRICT NO. 1 DENVER, COLORADO Docket Number: 40557 Schedule Number: 6193-00-136
Petitioner: ASPEN ARMS LLC v. Respondent: DENVER COUNTY BOARD OF EQUALIZATION	
Attorneys for Denver County Board of Equalization Helen Eckardt Raabe #9694 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, ASPEN ARMS LLC, 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:

 4175 E. Mexico Avenue
 Denver, Colorado

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

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

Land	\$	237,100.00
Improvements	\$	<u>3,472,700.00</u>
Total	\$	3,709,800.00

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

Land	\$	237,100.00
Improvements	\$	<u>3,472,700.00</u>
Total	\$	3,709,800.00

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	\$	237,100.00
Improvements	\$	<u>2,862,900.00</u>
Total	\$	3,100,000.00

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:

After a review of the time-trended 10/98 sale of subject property, combined with a review of the adjusted 2/99 sale of parcel #6193-00-080, a reduction in the subject's assigned value is warranted.

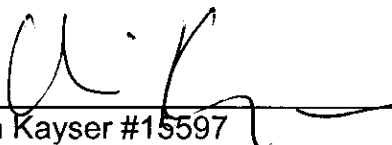
8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on October 7, 2003 at 8:30 a.m. be vacated.

DATED this 12 day of September, 2003.

Agent for Petitioner

DENVER COUNTY BOARD OF
EQUALIZATION

By: 
Dan Mayer
Elite Property Services Inc.
5025 Boardwalk Drive #300
Colorado Springs, CO 80919

By: 
Maria Kayser #15597
201 West Colfax Avenue, Dept. 1207
Denver, CO 80202
Telephone: 720-913-3275
Fax: 720-913-3180

Docket No: 40557