

<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>JEFFERSON SQUARE LTD,</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: Ronald S. Loser, Esq Address: 1700 Lincoln St., #1300 Denver, CO 80203 Phone Number: (303) 866-9400</p>	<p><b>Docket Number: 40905</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.: 07041-00-083-000**

**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	\$ 628,800.00
Improvements	<u>\$3,621,200.00</u>
Total	\$4,250,000.00

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 21<sup>st</sup> day of January, 2004.

This decision was put on the record

January 20, 2004

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



<b>BOARD OF ASSESSMENT APPEALS</b> <b>STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	<div style="text-align: right;"> <p>09 JAN 20 AM 7:54</p> <p>BOARD OF ASSESSMENT APPEALS</p> </div> Docket Number: 40905 Schedule Number: 7041-00-083
Petitioner:  <b>JEFFERSON SQUARE LTD</b>  v. Respondent:	
<b>DENVER COUNTY BOARD OF EQUALIZATION</b> Attorneys for Denver County Board of Equalization  Cole Finegan #16853 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	
<b>STIPULATION (AS TO TAX YEAR 2002 ACTUAL VALUE)</b>	

Petitioner, JEFFERSON SQUARE LTD, 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:  
8600 East Jefferson Avenue  
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 2002.

Land	\$	628,800.00
Improvements	\$	<u>4,268,300.00</u>
Total	\$	4,897,100.00

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

Land	\$	628,800.00
Improvements	\$	<u>4,268,300.00</u>
Total	\$	4,897,100.00

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	\$	628,800.00
Improvements	\$	<u>3,621,200.00</u>
Total	\$	4,250,000.00

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:

Consideration of more appropriate comparable sales and functional obsolescence indicate a lower value for the improvements of the subject property.

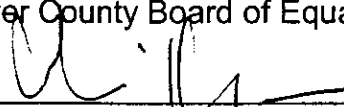
8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on January 29, 2004 at 3:00 p.m. be vacated.

DATED this \_\_\_\_\_ day of \_\_\_\_\_, 2004.

Attorney for Petitioner

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Denver County Board of Equalization

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Docket No: 40905