

<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>THOMPSON MITCHIE ASSOCIATES,</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: Todd J. Stevens Stevens &amp; Associates, Inc.</p> <p>Address: 640 Plaza Drive, Suite 290 Littleton, CO 80219</p> <p>Phone Number: 303.347.1878</p>	<p><b>Docket Number: 43043</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.: 06355-00-008-000+3**

**Category: Valuation      Property Type: Residential**
2. Petitioner is protesting the 2003 actual value of the subject property.

3. The parties agreed that the 2003 actual value of the subject property should be reduced to:

[PLEASE REFERENCE ATTACHED STIPULATION]

4. The Board concurs with the Stipulation.

**ORDER:**

Respondent is ordered to reduce the 2003 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 5<sup>th</sup> day of May, 2005.

This decision was put on the record

May 4, 2005

**BOARD OF ASSESSMENT APPEALS**

*Karen E Hart*

Karen E. Hart

I hereby certify that this is a true and correct copy of the decision of the Board of Assessment Appeals

*Debra A. Baumbach*

Debra A. Baumbach

*Keela K. Steele*  
Keela K. Steele



<b>BOARD OF ASSESSMENT APPEALS</b> <b>STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	
Petitioner:  <b>THOMPSON MICHIE ASSOCIATES</b>  v.  Respondent:  <b>DENVER COUNTY BOARD OF EQUALIZATION</b>	Docket Number:  43043  Schedule Numbers:
Attorneys for Denver County Board of Equalization  Cole Finegan #16853 City Attorney  Charles T. Solomon #26873 Assistant City Attorney 201 West Colfax Avenue, Dept. 1207 Denver, Colorado 80202 Telephone: 720-913-3275 Facsimile: 720-913-3180	6355-00-005 6355-00-008 6355-00-018 6355-00-019
<b>STIPULATION (AS TO TAX YEAR 2003 ACTUAL VALUES)</b>	

Petitioner, THOMPSON MICHIE ASSOCIATES, and Respondent, DENVER COUNTY BOARD OF EQUALIZATION, hereby enter into this Stipulation regarding the tax year 2003 valuation of the subject properties, and jointly move the Board of Assessment Appeals to enter its order based on this Stipulation.

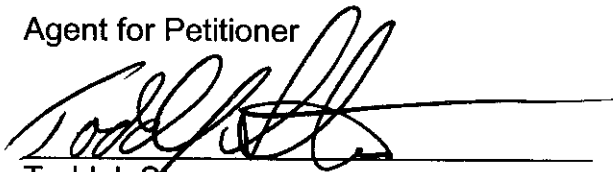
The Petitioner(s) and Respondent agree and stipulate as follows:

1. The properties subject to this Stipulation are described as:  
  
 10700 E. Dartmouth Avenue  
 Denver, Colorado
  
2. The subject properties are classified as residential properties, consisting of apartment buildings and unimproved land.

3. Attachment A reflects the actual values of the subject properties, as assigned by the Assessor for tax year 2003.
4. Attachment B reflects the actual values of the subject properties after a timely appeal, as assigned by the Denver County Board of Equalization.
5. After further review and negotiation, the Petitioner and Respondent agree to the tax year 2003 actual values of the subject properties, as shown on Attachment C.
6. The valuations, as established on Attachment C, shall be binding with respect to only tax year 2003.
7. Brief narrative as to why the reduction was made:  
  
Reconsideration of comparable sales and gross rent multiplier.
8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on May 6, 2005 at 8:30 a.m. be vacated.

DATED this 2nd day of May, 2005.

Agent for Petitioner



Todd J. Stevens  
Stevens & Associates, Inc.  
640 Plaza Dr., Suite 290  
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303-347-1878

Denver County Board of Equalization

By: 

Charles T. Solomon #26873  
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Docket Number: 43043

**ATTACHMENT A**

**ACTUAL VALUES, AS ASSIGNED BY THE ASSESSOR**

**Docket Number 43043**

<b>Schedule Number</b>	<b>Land Value</b>	<b>Improvement Value</b>	<b>Total Actual Value</b>
6355-00-005	\$ 1,000	\$ 0	\$ 1,000
6355-00-008	\$2,051,700	\$10,118,300	\$12,170,000
6355-00-018	\$1,957,600	\$12,328,900	\$14,286,500
6355-00-019	\$3,675,000	\$20,612,000	\$24,287,000

**ATTACHMENT B**

ACTUAL VALUES, AS ASSIGNED BY THE  
DENVER COUNTY BOARD OF EQUALIZATION AFTER A TIMELY APPEAL

Docket Number 43043

Schedule Number	Land Value	Improvement Value	Total Actual Value
6355-00-005	\$ 1,000	\$ 0	\$ 1,000
6355-00-008	\$2,051,700	\$10,118,300	\$12,170,000
6355-00-018	\$1,957,600	\$12,328,900	\$14,286,500
6355-00-019	\$3,675,000	\$20,612,000	\$24,287,000

**ATTACHMENT C**

**ACTUAL VALUES, AS AGREED TO BY ALL PARTIES**

Docket Number 43043

Schedule Number	Land Value	Improvement Value	Total Actual Value
6355-00-005	\$ 1,000	\$ 0	\$ 1,000
6355-00-008	\$2,051,700	\$ 9,220,200	\$11,271,900
6355-00-018	\$1,957,600	\$11,274,700	\$13,232,300
6355-00-019	\$3,675,000	\$18,819,800	\$22,494,800