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|--|------------------------------------|
| <p><b>BOARD OF ASSESSMENT APPEALS,<br/>STATE OF COLORADO</b><br/>1313 Sherman Street, Room 315<br/>Denver, Colorado 80203</p> <hr/> <p>Petitioner:</p> <p><b>FELFAM PARTNERSHIP, ET AL.,</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: Felfam Ltd. Partnership, et al.<br/>Address: 800 N. Rainbow Blvd., #208<br/>Las Vegas, NV 89107-1103<br/>Phone Number: 702.948.5000</p>   | <p><b>Docket Number: 43274</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.: 06302-00-074-000**

**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:

|               |                        |
|---------------|------------------------|
| Land:         | \$ 788,200.00          |
| Improvements: | <u>\$ 6,509,100.00</u> |
| Total:        | \$ 7,297,300.00        |

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 9<sup>th</sup> day of August, 2004.

This decision was put on the record

August 5, 2004

**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



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|---|--|
| <b>BOARD OF ASSESSMENT APPEALS</b><br><b>STATE OF COLORADO</b><br>1313 Sherman Street, Room 315<br>Denver, Colorado 80203   | Docket Number:<br><br>43274<br><br>Schedule Number:<br><br>6302-00-074<br><br>AUG 5 PM 12:40<br>DENVER |
| Petitioner:<br><br><b>FELFAM LTD PARTNERSHIP ET AL</b><br><br>v.<br><br>Respondent:<br><br><b>DENVER COUNTY BOARD OF EQUALIZATION</b>   |  |
| Attorneys for Denver County Board of Equalization<br><br>Cole Finegan #16853<br>City Attorney<br><br>Maria Kayser #15597<br>Assistant City Attorney<br>201 West Colfax Avenue, Dept. 1207<br>Denver, Colorado 80202<br>Telephone: 720-913-3275<br>Facsimile: 720-913-3180 |  |
| <b>STIPULATION (AS TO TAX YEAR 2003 ACTUAL VALUE)</b>   |  |

Petitioner, FELFAM LTD PARTNERSHIP ET AL, and Respondent, DENVER COUNTY BOARD OF EQUALIZATION, hereby enters into this Stipulation regarding the tax year 2003 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:  
  
 1945-1985 S. Cherry Street  
 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 2003.

|              |    |                     |
|--------------|----|---------------------|
| Land         | \$ | 788,200.00          |
| Improvements | \$ | <u>8,130,700.00</u> |
| Total        | \$ | 8,918,900.00        |

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

|              |    |                     |
|--------------|----|---------------------|
| Land         | \$ | 788,200.00          |
| Improvements | \$ | <u>8,130,700.00</u> |
| Total        | \$ | 8,918,900.00        |

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 2003.

|              |    |                     |
|--------------|----|---------------------|
| Land         | \$ | 788,200.00          |
| Improvements | \$ | <u>6,509,100.00</u> |
| Total        | \$ | 7,297,300.00        |

6. The valuations, as established above, shall be binding only with respect to tax year 2003.

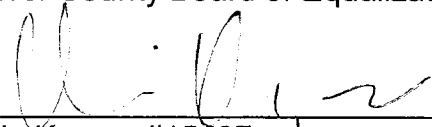
7. Brief narrative as to why the reduction was made:

Recognition of additional property characteristics.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on August 3, 2004 at 9:30 a.m. be vacated.

DATED this 26 day of July, 2004.

Petitioner  
By:   
#FELFAM Limited Partnership, a Colorado Limited Partnership

Denver County Board of Equalization  
By:   
Maria Kayser #15597  
201 West Colfax Avenue, Dept. 1207  
Denver, CO 80202  
Telephone: 720-913-3275  
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Docket No: 43274