

<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>ALBION CT. HOLDINGS, 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: Kenneth S. Kramer, Esq. Berenbaum, Weinshienk &amp; Eason, P.C.</p> <p>Address: 370 17<sup>th</sup> Street, Suite 4800 Denver, CO 80202</p> <p>Phone Number: 303.825.0800</p>	<p><b>Docket Number: 43801</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.: 06062-25-014-000**

**Category: Valuation      Property Type: Residential**
2. Petitioner is protesting the 2004 actual value of the subject property.

3. The parties agreed that the 2004 actual value of the subject property should be reduced to:

Land:	\$ 277,800.00
Improvements:	<u>\$5,072,200.00</u>
Total:	\$5,350,000.00

4. The Board concurs with the Stipulation.

**ORDER:**

Respondent is ordered to reduce the 2004 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 26<sup>th</sup> day of October, 2004.

This decision was put on the record

October 25, 2004

**BOARD OF ASSESSMENT APPEALS**

*Karen E Hart*

Karen E. Hart

*Debra A. Baumbach*

Debra A. Baumbach

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

*Keela K. Steele*  
Keela K. Steele



Municipal  
Operations  
OCT 21 2004

<b>BOARD OF ASSESSMENT APPEALS STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	<b>Docket Number:</b>  43801  <b>Schedule Number:</b>  6062-25-014  OCT 22 PM 12:47 DENVER BOARD OF ASSESSMENT APPEALS
Petitioner:  <b>ALBION CT HOLDINGS LTD</b>	
v.  Respondent:	
<b>DENVER COUNTY BOARD OF EQUALIZATION</b> 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	
<b>STIPULATION (AS TO TAX YEAR 2004 ACTUAL VALUE)</b>	

Petitioner, ALBION CT HOLDINGS LTD, and Respondent, DENVER COUNTY BOARD OF EQUALIZATION, hereby enters into this Stipulation regarding the tax year 2004 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:  
  
1175 - 1187 Albion 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 2004.

Land	\$	277,800.00
Improvements	\$	<u>5,674,200.00</u>
Total	\$	5,952,000.00

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

Land	\$	277,800.00
Improvements	\$	<u>5,674,200.00</u>
Total	\$	5,952,000.00

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 2004.

Land	\$	277,800.00
Improvements	\$	<u>5,072,200.00</u>
Total	\$	5,350,000.00

6. The valuations, as established above, shall be binding only with respect to tax year 2004.

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

Value for the subject property was stipulated to for Tax Year 2003. Tax Year 2004 uses the same data gathering period, the same factors apply. Adjust the 2004 Tax Year value to match that of Tax Year 2003.

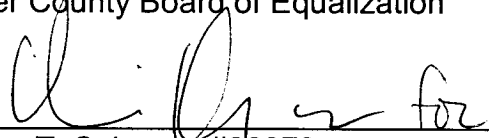
8. A hearing has not been scheduled before the Board of Assessment Appeals.

DATED this 21<sup>st</sup> day of October, 2004.

Attorney for Petitioner

By:   
#Kenneth S. Kramer  
Berenbaum, Weinshienk & Eason, P.C.  
370 17th Street, Suite 4800  
Denver, CO 80202

Denver County Board of Equalization

By:   
Charles T. Solomon #26873  
201 West Colfax Avenue, Dept. 1207  
Denver, CO 80202  
Telephone: 720-913-3275  
Fax: 720-913-3180  
Docket No: 43801