

<b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	
Petitioner:  <b>ZEFF INVESTMENT CO. RLLLP,</b>  v.  Respondent:  <b>DENVER COUNTY BOARD OF EQUALIZATION.</b>	
Attorney or Party Without Attorney for the Petitioner:  Name: Mike Walter 1 <sup>st</sup> Net Real Estate Services, Inc. Address: 2255 S. Wadsworth Blvd., Ste. 108 Lakewood, CO 80227 Phone Number: 720.962.5750	<b>Docket Number: 44173</b>
<b>ORDER ON STIPULATION</b>	

**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.: 06183-00-016**  
  
**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:	\$ 561,000.00
Improvements:	<u>\$5,235,000.00</u>
Total:	\$5,796,000.00

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.

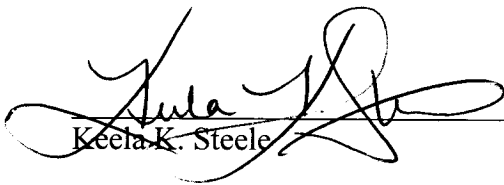
The Denver County Assessor is directed to change his/her records accordingly.

**DATED/MAILED** this 26<sup>th</sup> day of October, 2004.

This decision was put on the record

October 25, 2004

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

  
Keela K. Steele

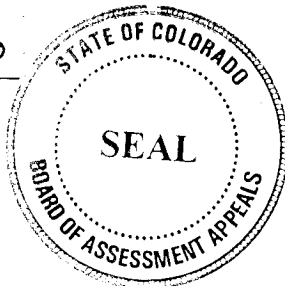
**BOARD OF ASSESSMENT APPEALS**



Karen E. Hart



Debra A. Baumbach



<b>BOARD OF ASSESSMENT APPEALS</b> <b>STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number:  44173  Schedule Number:  6183-00-016  RECEIVED 04 OCT 20 PM 2:55 BOARD OF ASSESSMENT APPEALS
Petitioner:  <b>ZEFF INVESTMENT CO RLLLP</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, ZEFF INVESTMENT CO RLLLP, 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:  
 4410-4550 E. Tennessee Ave.  
 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	\$	561,000.00
Improvements	\$	<u>5,643,100.00</u>
Total	\$	6,204,100.00

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

Land	\$	561,000.00
Improvements	\$	<u>5,643,100.00</u>
Total	\$	6,204,100.00

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 2004.

Land	\$	561,000.00
Improvements	\$	<u>5,235,000.00</u>
Total	\$	5,796,000.00

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

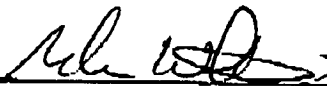
7. Brief narrative as to why the reduction was made:

Reconsideration of comparable market sales.

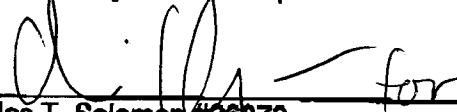
8. A hearing has not been scheduled before the Board of Assessment Appeals.

DATED this 20th day of OCTOBER, 2004.

Agent for Petitioner

By:   
 Mike Walter  
 1st Net Real Estate Services, Inc.  
 2255 S. Wadsworth Blvd., Suite 108  
 Lakewood, CO 80227

Denver County Board of Equalization

By:  for  
 Charles T. Solomon #26873  
 201 West Colfax Avenue, Dept. 1207  
 Denver, CO 80202  
 Telephone: 720-913-3275  
 Fax: 720-913-3180  
 Docket No: 44173

RECEIVED  
 OCT 22 11:48 AM  
 COUNTY CLERK  
 DENVER, CO