

<b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	<b>Docket Number: 46086</b>
Petitioner: <b>ZEFF INVESTMENT CO RLLLP,</b>  v. Respondent: <b>DENVER COUNTY BOARD OF EQUALIZATION.</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.: 06183-00-016-000**

**Category: Valuation      Property Type: Residential**
2. Petitioner is protesting the 2005 actual value of the subject property.
3. The parties agreed that the 2005 actual value of the subject property should be reduced to:  

**Total Value:            \$6,875,000**

(Reference Attached Stipulation)
4. The Board concurs with the Stipulation.

**ORDER:**

Respondent is ordered to reduce the 2005 actual value of the subject property, as set forth above.

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

**DATED AND MAILED** this 4th day of September 2007.

**BOARD OF ASSESSMENT APPEALS**

This decision was put on record

August 31, 2007

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*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*  
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Debra A. Baumbach

*Heather Wilcox*  
\_\_\_\_\_  
Heather Wilcox



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Petitioner:  <b>ZEFF INVESTMENT CO RLLLP</b>  v.  Respondent:  <b>DENVER COUNTY BOARD OF EQUALIZATION</b>	Docket Number:  46086  Schedule Number:
Attorneys for Denver County Board of Equalization  City Attorney  Alice J. Major #19454 Assistant City Attorney 201 West Colfax Avenue, Dept. 1207 Denver, Colorado 80202 Telephone: 720-913-3275 Facsimile: 720-913-3180	6183-00-016
<b>STIPULATION (AS TO TAX YEAR 2005 ACTUAL VALUE)</b>	

Petitioner, ZEFF INVESTMENT CO RLLLP, and Respondent, DENVER COUNTY BOARD OF EQUALIZATION, hereby enters into this Stipulation regarding the tax year 2005 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 Avenue  
 Denver, Colorado 80246
2. The subject property is classified as multi-use apartment building.
3. The County Assessor originally assigned the following actual value on the subject property for tax year 2005.

Land	\$	654,500.00
Improvements	\$	<u>6,496,700.00</u>
Total	\$	7,151,200.00

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

Land	\$	654,500.00
Improvements	\$	<u>6,496,700.00</u>
Total	\$	7,151,200.00

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 2005.

Land	\$	654,500.00
Improvements	\$	<u>6,220,500.00</u>
Total	\$	6,875,000.00

6. The valuations, as established above, shall be binding only with respect to tax year 2005.

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

The reduction is based on further review of comparable sales from the county and the agent.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on September 17th, 2007 at 8:30am be vacated.

DATED this 21st day of AUGUST, 2007.

Agent for Petitioner

Denver County Board of Equalization

By: 

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