

**BOARD OF ASSESSMENT APPEALS,
STATE OF COLORADO**

1313 Sherman Street, Room 315
Denver, Colorado 80203

Petitioner:

ZEFF INVESTMENT CO RLLP

v.

Respondent:

**DENVER COUNTY BOARD OF
EQUALIZATION.**

Attorney or Party Without Attorney for the Petitioner:

Mike Walter
Bridge & Associates
820 Simms Street, Suite 12
Golden, Colorado 80401
Phone Number: (303) 237-6997
E-mail:
Attorney Registration No.:

Docket Number: 36394

ORDER (On Stipulation)

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:

**4410 EAST TENNESSEE AVENUE
DENVER COUNTY SCHEDULE NO. 06183-00-016-000**

2. Petitioner is protesting the 1999 actual value of the subject property.
3. The parties agreed that the 1999 actual value of the subject property should be reduced to:

Land	\$ 467,500.00
Improvement	<u>\$3,102,500.00</u>
Total	\$3,570,000.00

4. The Board concurs with the Stipulation.

ORDER:

Respondent is ordered to reduce the 1999 actual value of the subject property, as set forth above.

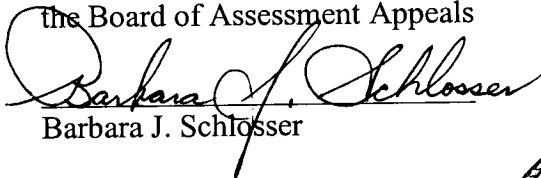
The Denver County Assessor is directed to change his records accordingly.

DATED/MAILED this 8th day of February, 2001.

This decision was put on the record

February 8, 2001

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

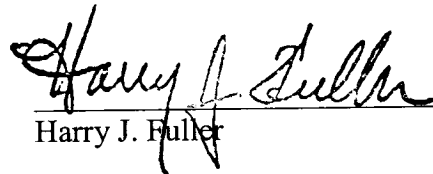

Barbara J. Schlosser

Docket Number 36394

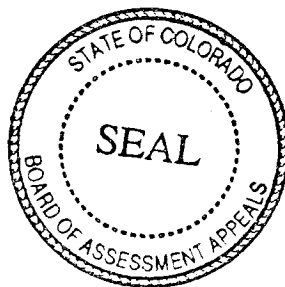
BOARD OF ASSESSMENT APPEALS



Karen E. Hart



Harry J. Fuller



**BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO**

Docket Number: 36394
County Schedule No: 06183-00-016-000

STIPULATION (As To Tax Year 1999 Actual Value)

ZEFF INVESTMENT CO RLLP,

Petitioner,

v.

DENVER COUNTY BOARD OF EQUALIZATION,

Respondent.

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Petitioner, ZEFF INVESTMENT CO RLLP, and Respondent, Denver County Board of Equalization, hereby enter into this Stipulation regarding the tax year 1999 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 East Tennessee Avenue
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 1999:

Land	\$ 467,500
Improvements	<u>\$3,587,200</u>
Total	\$4,054,700

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

Land	\$ 467,500
Improvements	<u>\$3,312,500</u>
Total	\$3,780,000

5. After further review and negotiation, the Petitioner and Board of Equalization agree to the following actual value for the subject property for tax year 1999:

Land	\$ 467,500
Improvements	<u>\$3,102,500</u>
Total	\$3,570,000

6. The valuations, as established above, shall be binding only with respect to tax year 1999.

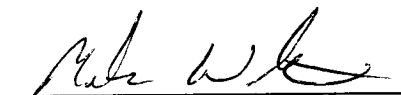
7. Brief narrative as to why the reduction was made:

Reconsideration of more-comparable market sales and gross rent multipliers.

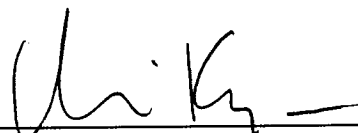
8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on February 7, 2001 at 1:00 p.m. be vacated.

DATED this 26th day of JANUARY, 2001.

J. Wallace Wortham, Jr. - #5969
Denver City Attorney



Mike Walter
Agent for Petitioner
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