

**BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO
Docket Number 36465**

ORDER (On Stipulation)

COOK STREET ASSOCIATES I & II LP,

Petitioner,

v.

DENVER COUNTY BOARD OF EQUALIZATION,

Respondent.

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 properties are described as set forth in the County Schedule Numbers on the Attachments to this Order.
2. Petitioner is protesting the actual values of the subject properties for tax year 1999.
3. The parties agreed that the 1999 actual values of the subject properties should be reduced, as set forth in the Attachments.
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.

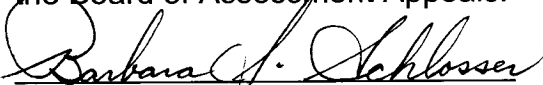
The Denver County Assessor is directed to change his records accordingly.

DATED and MAILED this 25th day of January, 2001.

This decision was put on the record.

January 25, 2001

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

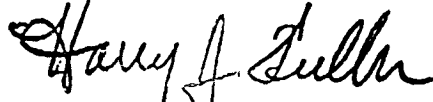

Barbara J. Schlosser

Docket Number 36465

BOARD OF ASSESSMENT APPEALS



Karen E. Hart



Harry J. Fuller



**BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO**

Docket Number: 36465
Schedule Number: 5125-11-046 and 5125-11-047

STIPULATION (As To Tax Year 1999 Actual Values)

COOK STREET ASSOCIATES I & II LP,

Petitioner,

v.

DENVER COUNTY BOARD OF EQUALIZATION,

Respondent.

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Petitioner, COOK STREET ASSOCIATES I & II LP, and Respondent, Denver 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 and Respondent agree and stipulate as follows:

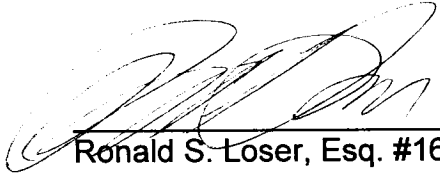
1. The property subject to this Stipulation is described as:
3329-3333 E. Bayaud Ave.
2. The subject property is classified as residential property.
3. Attachment A reflects the actual values of the subject property, as assigned by the Assessor for tax year 1999.
4. Attachment B reflects the actual values of the subject property after a timely appeal, as assigned by the Board of Equalization.
5. After further review and negotiation, the Petitioner and Respondent agree to the tax year 1999 actual values of the subject property, as shown on Attachment C.
6. The valuations, as established on Attachment C, shall be binding with respect to only tax year 1999.

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

Reconsideration of more-comparable market sales.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on February 6, 2001 at 8:30 a.m. be vacated.

DATED this 24th day of January, 2001.

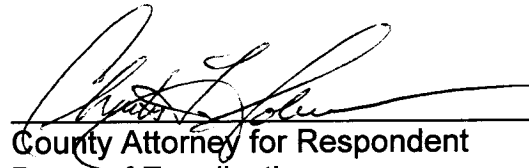


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Docket Number: 36465



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ATTACHMENT A

ACTUAL VALUES, AS ASSIGNED BY THE ASSESSOR

Docket Number 36465

Schedule Number	Land Value	Improvement Value	Total Actual Value
5125-11-046	\$3,018,400	\$30,286,500	\$33,304,900
5125-11-047	\$1,881,800	\$ 554,500	\$ 2,436,300

ATTACHMENT B

**ACTUAL VALUES, AS ASSIGNED BY THE COUNTY
BOARD OF EQUALIZATION AFTER A TIMELY APPEAL**

Docket Number 36465

Schedule Number	Land Value	Improvement Value	Total Actual Value
5125-11-046	\$3,018,400	\$30,286,500	\$33,304,900
5125-11-047	\$1,881,800	\$ 554,500	\$ 2,436,300

ATTACHMENT C

ACTUAL VALUES, AS AGREED TO BY ALL PARTIES

Docket Number 36465

Schedule Number	Land Value	Improvement Value	Total Actual Value
5125-11-046	\$3,018,400	\$27,265,600	\$30,284,000
5125-11-047	\$1,881,800	\$ 554,500	\$ 2,436,300