

**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: 37546

**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 2000 actual value of the subject property.

3. The parties agreed that the 2000 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 2000 actual value of the subject property, as set forth above.

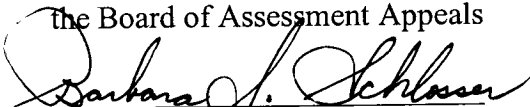
The Denver County Assessor is directed to change his records accordingly.

**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 37546

**BOARD OF ASSESSMENT APPEALS**



Karen E. Hart



Harry J. Fuller



**BOARD OF ASSESSMENT APPEALS  
STATE OF COLORADO**

Docket Number: 37546  
County Schedule No: 06183-00-016-000

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**STIPULATION (As To Tax Year 2000 Actual Value)**

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ZEFF INVESTMENT CO RLLP,

Petitioner,

v.

DENVER COUNTY BOARD OF EQUALIZATION,

Respondent.

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BOARD OF ASSESSMENT APPEALS

Petitioner, ZEFF INVESTMENT CO RLLP, and Respondent, Denver County Board of Equalization, hereby enter into this Stipulation regarding the tax year 2000 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 2000:

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

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 2000:

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 2000.


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

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

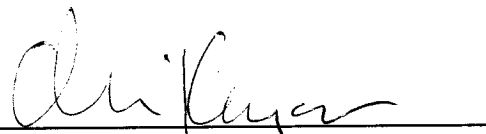
8. No hearing has been scheduled before the Board of Assessment Appeals.

DATED this 26<sup>th</sup> day of JANUARY, 2001.

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



Mike Walter  
Agent for Petitioner  
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By: 

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