

<p><b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203</p> <hr/> <p>Petitioner:</p> <p><b>1350 COLUMBINE LLC,</b></p> <p>v.</p> <p>Respondent:</p> <p><b>DENVER COUNTY BOARD OF EQUALIZATION.</b></p>	
<p>Attorney or Party Without Attorney for the Petitioner:</p> <p>Name: Mr. Dan Mayer Elite Property Services, Inc.</p> <p>Address: 5025 Boardwalk Drive, Suite 300 Colorado Springs, Colorado 80919</p> <p>Phone Number: 719-594-6440</p>	<p><b>Docket Number: 39393</b></p>
<p><b>ORDER ON STIPULATION</b></p>	

**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.: 05012-14-033-000**  
**Category: Valuation      Property Type: Residential**

2. Petitioner is protesting the 2001 actual value of the subject property.

3. The parties agreed that the 2001 actual value of the subject property should be reduced to:

Land	\$ 69,400.00
Improvements	<u>\$530,600.00</u>
Total	\$600,000.00

4. The Board concurs with the Stipulation.

**ORDER:**

Respondent is ordered to reduce the 2001 actual value of the subject property, as set forth above.

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

**DATED/MAILED** this 4<sup>th</sup> day of October, 2002.

This decision was put on the record

October 2, 2002

**BOARD OF ASSESSMENT APPEALS**

*Karen E Hart*

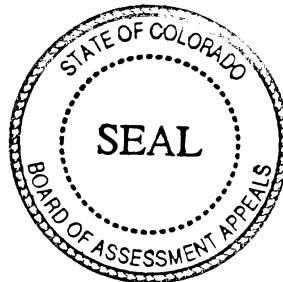
Karen E. Hart

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

*Debra A. Baumbach*

Debra A. Baumbach

*Marian F. Brennan*  
Marian F. Brennan



Docket Number: 39393

<b>BOARD OF ASSESSMENT APPEALS</b> <b>STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	RECEIVED 02 OCT - 1 PM 12:15 BOARD OF ASSESSMENT APPEALS Docket Number: 39393 Schedule Number: 05012-14-033-000
Petitioner:  <b>1350 COLUMBINE LLC</b>  v.  Respondent:  <b>DENVER COUNTY BOARD OF EQUALIZATION</b>	
Attorneys for Denver County Board of Equalization  J. Wallace Wortham, Jr. #5969 City Attorney  Charles T. Solomon #26873 Assistant City Attorney 1437 Bannock Street, Room 315 Denver, Colorado 80203 Telephone: 720-913-3286 Facsimile: 720-913-3180	
<b>STIPULATION (As To Tax Year 2001 Actual Value)</b>	

Petitioner, 1350 COLUMBINE LLC, and Respondent, Denver County Board of Equalization, hereby enters into this Stipulation regarding the tax year 2001 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:  
  
 1350 Columbine Street  
 Denver, Colorado
2. The subject property is classified as multi-unit residential property.
3. The County Assessor originally assigned the following actual value on the subject property for tax year 2001:

Land	\$ 69,400
Improvements	<u>\$664,700</u>
Total	\$734,100

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

Land	\$ 69,400
Improvements	<u>\$664,700</u>
Total	\$734,100

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 2001:

Land	\$ 69,400
Improvements	<u>\$530,600</u>
Total	\$600,000

6. The valuations, as established above, shall be binding only with respect to tax year 2001.

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

An adjustment was made based on reevaluation of comparable property sales, with characteristics similar to the subject.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on October 9th, 2002, at 1:00pm be vacated.

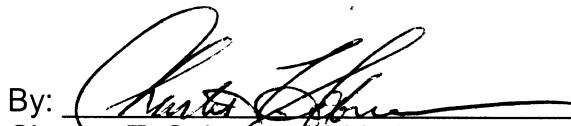
DATED this 26 day of Sept., 2002.

Agent for Petitioner

DENVER COUNTY BOARD OF  
EQUALIZATION



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