

<p>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203</p> <hr/> <p>Petitioner:</p> <p>HARLEY ELLENSWEIG,</p> <p>v.</p> <p>Respondent:</p> <p>DENVER COUNTY BOARD OF EQUALIZATION.</p>	
<p>Attorney or Party Without Attorney for the Petitioner:</p> <p>Name: Property tax Advisors, Inc. Address: 3090 S. Jamaica Ct., Suite 204 Aurora, CO 80014 Phone Number: (303) 368-0500 E-mail: Attorney Registration No.:</p>	<p>Docket Number: 39415</p>
<p style="text-align: center;">ORDER ON STIPULATION</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.: 5104-08-033
Category: Valuation **Property Type: Commercial**

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	\$ 88,200.00
Improvements	<u>\$320,000.00</u>
Total	\$408,200.00

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 1st day of March, 2002.

This decision was put on the record

February 28, 2002

BOARD OF ASSESSMENT APPEALS

Karen E Hart

Karen E. Hart

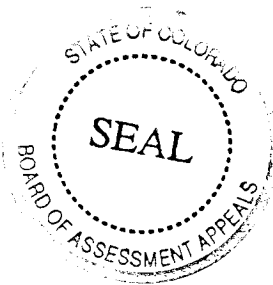
I hereby certify that this is a true and correct copy of the decision of the Board of Assessment Appeals

Debra A. Baumbach

Debra A. Baumbach

Penny S Bunnell
Penny S. Bunnell

Docket Number 39415



BOARD OF ASSESSMENT APPEALS STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	02 FEB 27 PM 12:09 BOARD OF ASSESSMENT APPEALS 39475 Docket Number: Schedule Number: 5104-08-033
Petitioner: HARLEY ELLENSWEIG v. Respondent: DENVER COUNTY BOARD OF EQUALIZATION	
Attorneys for Denver County Board of Equalization J. WALLACE WORTHAM, JR. #5969 City Attorney Maria Kayser #15597 Assistant City Attorney 1437 Bannock Street, Room 315 Denver, Colorado 80203 Telephone: 720-913-3275 Facsimile: 720-913-3180	
STIPULATION (As To Tax Year 2001 Actual Value)	

Petitioner, HARLEY ELLENSWEIG, and Respondent, Denver County Board of Equalization, hereby enter 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 and Respondent agree and stipulate as follows:

1. The property subject to this Stipulation is described as:

 58-64 Broadway Street
 Denver, Colorado
2. The subject property is classified as commercial/residential property.

3. The County Assessor originally assigned the following actual value on the subject property for tax year 2001:

	Commercial	Residential	Total Value
Land	\$ 44,100	\$ 44,100	\$ 88,200
Improvements	<u>\$140,400</u>	<u>\$228,600</u>	<u>\$369,000</u>
Total	\$184,500	\$272,700	\$457,200

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

	Commercial	Residential	Total Value
Land	\$ 44,100	\$ 44,100	\$ 88,200
Improvements	<u>\$140,400</u>	<u>\$228,600</u>	<u>\$369,000</u>
Total	\$184,500	\$272,700	\$457,200

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:

	Commercial	Residential	Total Value
Land	\$ 44,100	\$ 44,100	\$ 88,200
Improvements	<u>\$140,400</u>	<u>\$179,600</u>	<u>\$320,000</u>
Total	\$184,500	\$223,700	\$408,200

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

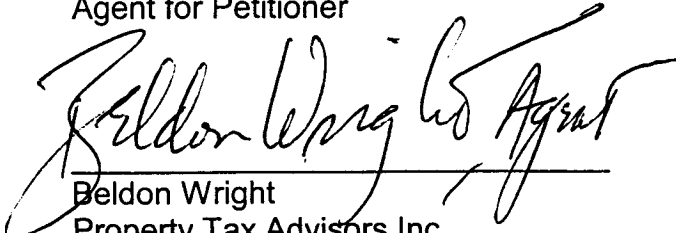
7. Brief narrative as to why the reduction was made:

The subject property is a commercial/residential split. After review the commercial value was found to be correct. A review of comparable market comps for the residential use resulted in an adjustment to the residential value.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on March 19, 2001 at 1:00 p.m. be vacated.


DATED this 22nd day of February, 2002.

Agent for Petitioner



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DENVER COUNTY BOARD OF
EQUALIZATION

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