

<p>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203</p> <hr/> <p>Petitioner:</p> <p>JEANNE Z. COFRIN,</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: Ronald S. Loser Address: 1700 Lincoln Street, Suite 2222 Denver, Colorado 80203 Phone Number: 303-866-9400 Attorney Reg. No.: 1685</p>	<p>Docket Number: 39501</p>
<p>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.: 05012-26-031-000

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:

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

Land	\$ 148,100.00
Improvements	<u>\$1,636,900.00</u>
Total	\$1,785,000.00

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 18th day of October, 2002.

This decision was put on the record

October 17, 2002

BOARD OF ASSESSMENT APPEALS

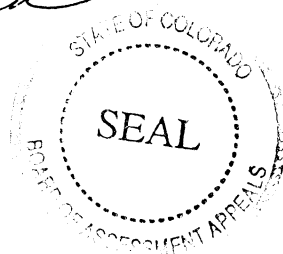
Karen E Hart

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



BOARD OF ASSESSMENT APPEALS STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	RECEIVED 02 OCT 17 PM 1:21 DO NOT WRITE IN THESE SPACES Docket Number: 39501 Schedule Number: 5012-26031 RECEIVED 02 AUG 21 PM 12:07 STATE OF COLORADO BOARD OF ASSESSMENT APPEALS
Petitioner: JEANNE Z COFRIN, v. Respondent: DENVER COUNTY BOARD OF EQUALIZATION	
Attorneys for Denver County Board of Equalization J. Wallace Wortham, Jr. #5969 City Attorney Laurie J. Heydman #17839 Assistant City Attorney 1437 Bannock Street, Room 315 Denver, Colorado 80203 Telephone: 720-913-3286 Facsimile: 720-913-3180	
STIPULATION (As To Tax Year 2001 Actual Value)	

Petitioner, JEANNE Z COFRIN, 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:

 1240 Elizabeth street
 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 2001:

Land	\$ 148,100
Improvements	<u>\$1,739,000</u>
Total	\$1,887,100

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

Land	\$ 148,100
Improvements	<u>\$1,739,000</u>
Total	\$1,887,100

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	\$ 148,100
Improvements	<u>\$1,636,900</u>
Total	\$1,785,000

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:

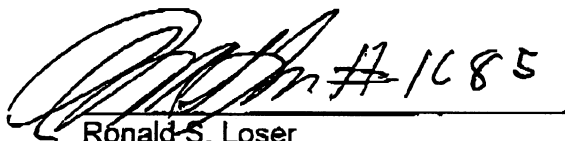
An adjustment was made based on reevaluation of comparable property sales, with characteristics similar to the subject.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on August 21, 2002 at 3:00 p.m. be vacated.

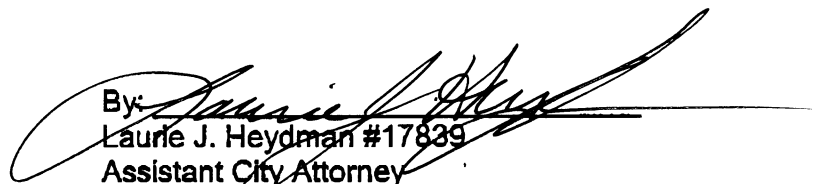
DATED this 15th day of October, 2002.

Attorney for Petitioner

DENVER COUNTY BOARD OF
EQUALIZATION

 #1685

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Docket Number: 39501