

<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>SIMPSON HOUSING LIMITED PARTNERSHIP,</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: Ronald S. Loser, Esq. Address: 1700 Lincoln Street, #2222 Denver, CO 80203 Phone Number: (303) 866-9400 E-mail: Attorney Registration No.:</p>	<p><b>Docket Number: 39515</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.: 06274-00-020-000**  
**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	\$ 3,530,500.00
Improvements	<u>\$26,469,500.00</u>
Total	\$30,000,000.00

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 8<sup>th</sup> day of August, 2002.

This decision was put on the record

August 7, 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: 39515



<b>BOARD OF ASSESSMENT APPEALS</b> <b>STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number:  39515  Schedule Number:  06274-00-020-000  02 AUG - 1 AM 11:49 STATE OF COLORADO BO OF ASSESSMENT APPEALS RECEIVED
Petitioner:  <b>SIMPSON HOUSING LIMITED PARTNERSHIP,</b>  v.  Respondent:  <b>DENVER COUNTY BOARD OF EQUALIZATION</b>	
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: 720-913-3278 Facsimile: 720-913-3180	
<b>STIPULATION (As To Tax Year 2001 Actual Value)</b>	

Petitioner, Simpson Housing Limited Partnership, 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:

9888 E. Vassar Drive  
 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	\$ 3,530,500
Improvements	<u>\$29,379,000</u>
Total	\$32,909,500

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

Land	\$ 3,530,500
Improvements	<u>\$29,379,000</u>
Total	\$32,909,500

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	\$ 3,530,500
Improvements	<u>\$ 26,469,500</u>
Total	\$ 30,000,000

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

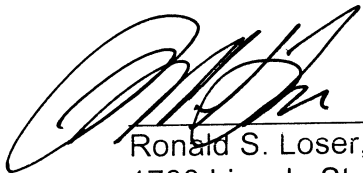
7. Brief narrative as to why the reduction was made:

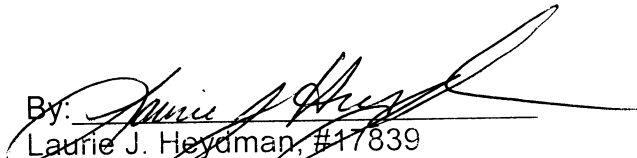
Reconsideration of comparable market sales, and gross rent multiplier for the property.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on August 8, 2002 at 8:30 a.m. be vacated.

DATED this 30<sup>th</sup> day of July, 2002.

J. WALLACE WORTHAM, JR. #5969  
Denver City Attorney

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