

<p>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203</p> <hr/> <p>Petitioner:</p> <p>WELLSHIRE ARMS CO.,</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: Steve A. Evans Bridge And Associates Address: P.O. Box 280367 Lakewood, CO 80228 Phone Number: 303-237-6997 Attorney Reg. No.:</p>	<p>Docket Number: 39568</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.: 5254-16-004

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	\$826,500.00
Improvements	<u>5,573,500.00</u>
Total	\$6,400,000.00

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.

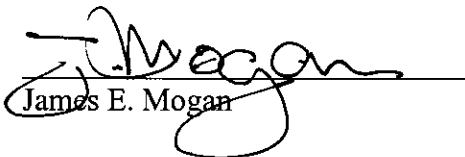
The Denver County Assessor is directed to change his/her records accordingly.

DATED/MAILED this 13th day of February, 2003.

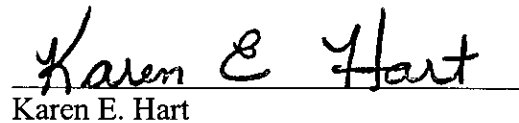
This decision was put on the record

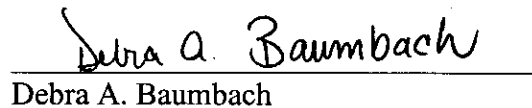
February 11, 2003

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


James E. Mogan

BOARD OF ASSESSMENT APPEALS


Karen E. Hart


Debra A. Baumbach



BOARD OF ASSESSMENT APPEALS STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: <p style="text-align: center;">39568</p> Schedule Number: <p style="text-align: center;">5254-16-004</p>
Petitioner: <p>WELLSHIRE ARMS CO.</p> <p>v.</p> Respondent: <p>DENVER COUNTY BOARD OF EQUALIZATION</p>	
Attorneys for Denver County Board of Equalization J. Wallace Wortham, Jr. #5969 City Attorney Maria Kayser, #15597 Assistant City Attorney 201 West Colfax Avenue, Dept. 1207 Denver, Colorado 80202 Telephone: 720-913-3275 Facsimile: 720-913-3180	
STIPULATION (As to Tax Year 2001 Actual Value)	

Petitioner, STEVE A. EVANS, 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:
 2499 S. Colorado Blvd. (105 units)
 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	\$ 826,500
Improvements	<u>\$5,930,400</u>
Total	\$6,756,900

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

Land	\$ 826,500
Improvements	<u>\$5,930,400</u>
Total	\$6,756,900

5. After further review and negotiation, the Petitioner and County Board of Equalization agree to the following actual value for the subject property for tax year 2001.

Land	\$ 826,500
Improvements	<u>\$5,573,500</u>
Total	\$6,400,000

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

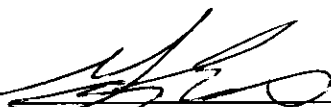
7. Brief narrative as to why the reduction was made:

Consideration of the most appropriate comparable sales and inspection of the subject property indicated a slight reduction in value assigned to the subject property was warranted.

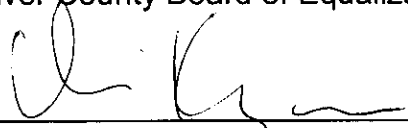
8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on February 26, 2003 at 8:30 a.m. be vacated.

DATED this 21st day of February, 2003.

Agent for Petitioner


Steve A. Evans *Greg Evans*
Bridge & Associates
PO Box 280367
Lakewood, CO 80228

Denver County Board of Equalization

By: 
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Docket Number: 39568