

<p>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203</p> <hr/> <p>Petitioner:</p> <p>ALBION STREET ASSOCS. ET AL,</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: Kenneth S. Kramer, Esq. Address: 370 17th Street, Suite 2600 Denver, CO 80202 Phone Number: (303) 825-0800 E-mail: Attorney Registration No.:</p>	<p>Docket Number: 39933</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.: 06063-24-002
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	\$ 94,100.00
Improvements	<u>\$1,409,500.00</u>
Total	\$1,503,600.00

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 23rd day of March, 2002.

This decision was put on the record

March 22, 2002

BOARD OF ASSESSMENT APPEALS

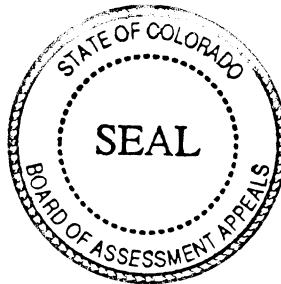
Karen E. Hart
Karen E. Hart

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

Penny S. Bunnell
Penny S. Bunnell

Debra A. Baumbach
Debra A. Baumbach

Docket Number 39933



BOARD OF ASSESSMENT APPEALS STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	
Petitioner: ALBION STREET ASSOCS ET AL v. Respondent: DENVER COUNTY BOARD OF EQUALIZATION	Docket Number: 39933 Schedule Number: 6063-14-002
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: 720-913-3275 Facsimile: 720-913-3180	6063-14-002 RECEIVED CLERK BOARD OF ASSESSMENT APPEALS FEB 21 PM 3:43
STIPULATION (As To Tax Year 2001 Actual Value)	

Petitioner, ALBION STREET ASSOCS ET AL, 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(s) and Respondent agree and stipulate as follows:

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

 770 Albion 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	\$ 94,100
Improvements	<u>\$1,690,000</u>
Total	\$1,784,100

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

Land	\$ 94,100
Improvements	<u>\$1,690,000</u>
Total	\$1,784,100

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	\$ 94,100
Improvements	<u>\$1,409,500</u>
Total	\$1,503,600

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 March 20, 2001 at 3:00 p.m. be vacated.

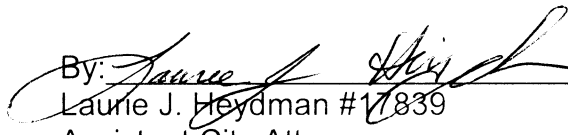
DATED this 15th day of March, 2002.

Attorney for Petitioner

DENVER COUNTY BOARD OF
EQUALIZATION



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