

<p>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203</p> <hr/> <p>Petitioner:</p> <p>CONSOLIDATED CAPITAL,</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. Berenbaum & Weinshienk</p> <p>Address: 370 17th St., Suite 4800 Denver, CO 80202</p> <p>Phone Number: (303) 592-8353</p>	<p>Docket Number: 39939</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.: 06333-00-097-000, 06333-00-098-000, 06333-00-099-000

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:
Reference attached Stipulation – Attachment C
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 21st day of May, 2003.


This decision was put on the record


May 20, 2003

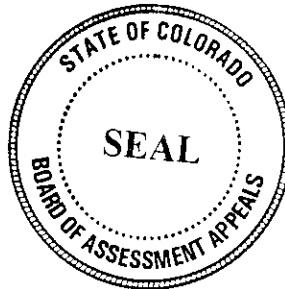
I hereby certify that this is a true and correct copy of the decision of the Board of Assessment Appeals


Penny S. Lowenthal

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: 39939 Schedule Numbers: 6333-00-097 6333-00-098 6333-00-099
Petitioner: CONSOLIDATED CAPITAL 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 201 West Colfax Avenue, Dept. 1207 Denver, Colorado 80202 Telephone: 720-913-3275 Facsimile: 720-913-3180	
STIPULATION (AS TO TAX YEAR 2001 ACTUAL VALUES)	

Petitioner, CONSOLIDATED CAPITAL, 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:
 3300-3400 S. Tamarac Dr.
 Denver, Colorado
2. The subject property is classified as residential property.
3. Attachment A reflects the actual values of the subject property, as assigned by the Assessor for tax year 2001.

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4. Attachment B reflects the actual values of the subject property after a timely appeal, as assigned by the Denver County Board of Equalization.

5. After further review and negotiation, the Petitioner and Respondent agree to the tax year 2001 actual values of the subject property, as shown on Attachment C.

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

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

Reconsideration of comparable market sales and gross rent multiplier applicable to the property.

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

DATED this 16th day of May, 2003.

Attorney for Petitioner



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Denver County Board of Equalization



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Docket Number: 39939

ATTACHMENT A

ACTUAL VALUES, AS ASSIGNED BY THE ASSESSOR

Docket Number 39939

Schedule Number	Land Value	Improvement Value	Total Actual Value
6333-00-097	\$ 3,559,700	\$12,552,200	\$16,111,900
6333-00-098	\$ 1,647,000	\$ 7,214,600	\$ 8,861,600
6333-00-099	\$ 1,255,100	\$ 8,350,100	\$ 9,605,200

ATTACHMENT B**ACTUAL VALUES, AS ASSIGNED BY THE
DENVER COUNTY BOARD OF EQUALIZATION AFTER A TIMELY APPEAL****Docket Number 39939**

Schedule Number	Land Value	Improvement Value	Total Actual Value
6333-00-097	\$ 3,559,700	\$12,552,200	\$16,111,900
6333-00-098	\$ 1,647,000	\$ 7,214,600	\$ 8,861,600
6333-00-099	\$ 1,255,100	\$ 8,350,100	\$ 9,605,200

ATTACHMENT C**ACTUAL VALUES, AS AGREED TO BY ALL PARTIES****Docket Number 39939**

Schedule Number	Land Value	Improvement Value	Total Actual Value
6333-00-097	\$ 3,559,700	\$11,582,100	\$15,141,800
6333-00-098	\$ 1,647,000	\$ 6,682,700	\$ 8,329,700
6333-00-099	\$ 1,255,100	\$ 7,773,400	\$ 9,028,500