

<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>ROBERT AND ELAINE MORRIS,</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: Robert Morris Address: 550 E. 12<sup>th</sup> Avenue Denver, CO 80203 Phone Number: (303) 947-7717</p>	<p><b>Docket Number: 40025</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.: 5031-20-136, 5031-20-142, 5031-20-144, 5031-20-205,  
5031-20-206**

**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 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 24<sup>th</sup> day of May, 2003.

This decision was put on the record

May 23, 2003

**BOARD OF ASSESSMENT APPEALS**

Karen E Hart

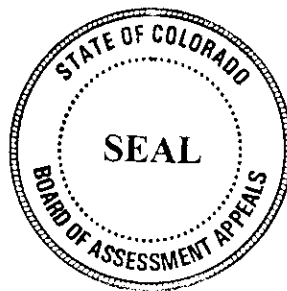
Karen E. Hart

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. Lowenthal  
Penny S. Lowenthal



<b>BOARD OF ASSESSMENT APPEALS</b> <b>STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	<div style="text-align: right; font-size: small; opacity: 0.5;">       RECEIVED        DENVER COUNTY BOARD OF APPEALS        APR 23 PM 1:16        02-11-2001     </div>  Docket Number:  40025  Schedule Numbers:  5031-20-136 5031-20-142 5031-20-144 5031-20-205 5031-20-206
Petitioner:  <b>ROBERT AND ELAINE MORRIS</b>  v.  Respondent:	
<b>DENVER COUNTY BOARD OF EQUALIZATION</b> 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	
<b>STIPULATION (AS TO TAX YEAR 2001 ACTUAL VALUES)</b>	

Petitioner, ROBERT AND ELAINE MORRIS, and Respondent, DENVER COUNTY BOARD OF EQUALIZATION, hereby enter into this Stipulation regarding the tax year 2001 valuation of the subject properties, 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 properties subject to this Stipulation are described as:  
  
     550 E. 12th Ave. - #1402, #1408, #1410, #808, and #810  
     Denver, Colorado
  
2. The subject properties are classified as residential properties.
  
3. Attachment A reflects the actual values of the subject properties, as assigned by the Assessor for tax year 2001.

4. Attachment B reflects the actual values of the subject properties 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 properties, 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:

New comparables were used. The new value was the average of the adjusted sale of 5 comparables.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on March 31, 2003 at 8:30 a.m. be vacated.

DATED this 15<sup>th</sup> day of MAY, 2003.

Petitioners

Denver County Board of Equalization

Robert A. Morris  
Robert Morris

Elaine Morris  
Elaine Morris

550 E. 12<sup>th</sup> Avenue  
Denver, CO 80203

By: Maria Kayser  
Maria Kayser #15597  
Assistant City Attorney  
201 West Colfax Avenue, Dept. 1207  
Denver, CO 80202  
Telephone: 720-913-3275  
Facsimile: 720-9133180

Docket Number: 40025

**ATTACHMENT A**

**ACTUAL VALUES, AS ASSIGNED BY THE ASSESSOR**

Docket Number 40025

Schedule Number	Land Value	Improvement Value	Total Actual Value
5031-20-136	\$ 2,400	\$126,100	\$128,500
5031-20-142	\$ 3,000	\$231,500	\$234,500
5031-20-144	\$ 2,400	\$143,700	\$146,100
5031-20-205	\$ 3,000	\$235,500	\$238,500
5031-20-206	\$ 2,400	\$135,200	\$137,600

**ATTACHMENT B**

ACTUAL VALUES, AS ASSIGNED BY THE  
DENVER COUNTY BOARD OF EQUALIZATION AFTER A TIMELY APPEAL

Docket Number 40025

Schedule Number	Land Value	Improvement Value	Total Actual Value
5031-20-136	\$ 2,400	\$126,100	\$128,500
5031-20-142	\$ 3,000	\$205,800	\$208,800
5031-20-144	\$ 2,400	\$143,700	\$146,100
5031-20-205	\$ 3,000	\$235,500	\$238,500
5031-20-206	\$ 2,400	\$135,200	\$137,600

**ATTACHMENT C**

ACTUAL VALUES, AS AGREED TO BY ALL PARTIES

Docket Number 40025

Schedule Number	Land Value	Improvement Value	Total Actual Value
5031-20-136	\$ 2,400	\$116,500	\$118,900
5031-20-142	\$ 3,000	\$201,100	\$204,100
5031-20-144	\$ 2,400	\$117,600	\$120,000
5031-20-205	\$ 3,000	\$222,800	\$225,800
5031-20-206	\$ 2,400	\$112,600	\$115,000