

<p>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203</p> <hr/> <p>Petitioner:</p> <p>BULKLEY FAMILY LTD 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: Mike Walter Bridge & Associates Address: P.O. Box 280367 Lakewood, Colorado 80228 Phone Number: 303-237-6997 Attorney Reg. No.:</p>	<p>Docket Number: 40343</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.: 05031-15-017-000

Category: Valuation

Property Type: Residential

2. Petitioner is protesting the 2002 actual value of the subject property.

3. The parties agreed that the 2002 actual value of the subject property should be reduced to:

Land	\$ 135,000.00
Improvements	<u>1,009,100.00</u>
Total	\$1,144,100.00

4. The Board concurs with the Stipulation.

ORDER:

Respondent is ordered to reduce the 2002 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 15th day of March, 2003.

This decision was put on the record

March 14, 2003

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

BOARD OF ASSESSMENT APPEALS

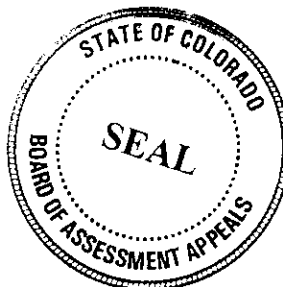
Karen E Hart

Karen E. Hart

Debra A. Baumbach

Debra A. Baumbach

James E. Mogan
James E. Mogan



Land	\$ 135,000
Improvements	<u>\$1,157,900</u>
Total	\$1,292,900

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

Land	\$ 135,000
Improvements	<u>\$1,157,900</u>
Total	\$1,292,900

5. After further review and negotiation, the Petitioner and Denver County Board of Equalization agree to the following actual value for the subject property for tax year 2002.

Land	\$ 135,000
Improvements	<u>\$1,009,100</u>
Total	\$1,144,100

6. The valuations, as established above, shall be binding only with respect to tax year 2002.

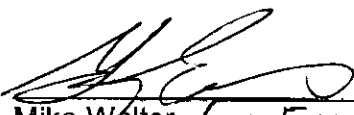
7. Brief narrative as to why the reduction was made:

Use of hand selected comparable sales and consideration of the subject's potential Gross Rental Income indicated value was lower than the original computer generated value for the subject.

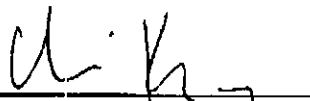
8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on February 26, 2003 at 1:00 p.m. be vacated.

DATED this 12 day of March, 2003.

Agent for Petitioner


 Mike Walter *Greg Evans*
 Bridge & Associates
 PO Box 280367
 Lakewood, CO 80228

Denver County Board of Equalization

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

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