

<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>SIMHA INVESTMENT LTD. II,</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: Pat Sullivan Address: 98 South Eldridge Way Golden, CO 80401 Phone Number: 303-723-2909 Attorney Reg. No.:</p>	<p><b>Docket Number: 40611</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.:** 05151-25-025 05151-25-026

**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	\$325,200.00
Improvements	<u>\$1,674,800.00</u>
Total	\$2,000,000.00

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 4<sup>th</sup> day of February, 2003.

This decision was put on the record

February 4, 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**

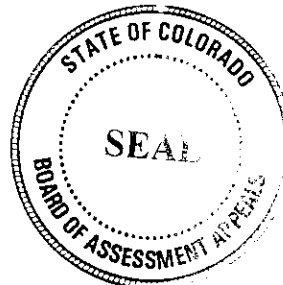
*Karen E. Hart*

Karen E. Hart

*Debra A. Baumbach*

Debra A. Baumbach

*James E. Mogan*  
James E. Mogan



<b>BOARD OF ASSESSMENT APPEALS</b> <b>STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number:  40611  Schedule Number:  5151-25-025 and 5151-25-026
Petitioner:  <b>SIMHA INVESTMENT LTD II</b>  v.  Respondent:  <b>DENVER COUNTY BOARD OF EQUALIZATION</b>	
Attorneys for Denver County Board of Equalization  J. Wallace Wortham, Jr. #5969 City Attorney  Charles T. Solomon #26873 Assistant City Attorney 1437 Bannock Street, Room 315 Denver, Colorado 80203 Telephone: 720-913-3275 Facsimile: 720-913-3180	
<b>STIPULATION (As To Tax Year 2002 Actual Values)</b>	

Petitioner, SIMHA INVESTMENT LTD II, and Respondent, Denver Board of Equalization, hereby enter into this Stipulation regarding the tax year 2002 valuation of the subject property, and jointly move the Board of Assessment Appeals to enter its order based on this Stipulation.

The Petitioner and Respondent agree and stipulate as follows:

1. The property subject to this Stipulation is described as:  
601 S. Lincoln Street and 621 S. Lincoln Street
2. The subject property is classified as multi-unit residential property.
3. Attachment A reflects the actual values of the subject property, as assigned by the Assessor for tax year 2002.

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

5. After further review and negotiation, the Petitioner and Respondent agree to the tax year 2002 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 2002.

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 with specific consideration to locational and traffic influences for tax year 2001, with no changes in the property characteristics or use, the 2002 valuation is adjusted correspondingly.

8. A hearing has not been scheduled before the Board of Assessment Appeals.

DATED this 20<sup>th</sup> day of December, 2002.

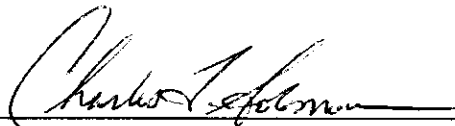


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Docket Number: 40611



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Board of Equalization

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**ATTACHMENT A**

ACTUAL VALUES, AS ASSIGNED BY THE ASSESSOR

Docket Number 40611

Schedule Number	Land Value	Improvement Value	Total Actual Value
5151-25-025	\$162,600	\$838,300	\$1,000,900
5252-25-026	\$162,600	\$957,400	\$1,120,000

**ATTACHMENT B**

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

Docket Number 40611

Schedule Number	Land Value	Improvement Value	Total Actual Value
5151-25-025	\$162,600	\$781,400	\$ 944,000
5252-25-026	\$162,600	\$893,400	\$1,056,000

**ATTACHMENT C**

ACTUAL VALUES, AS AGREED TO BY ALL PARTIES

Docket Number 40611

Schedule Number	Land Value	Improvement Value	Total Actual Value
5151-25-025	\$162,600	\$781,400	\$ 944,000
5252-25-026	\$162,600	\$893,400	\$1,056,000