

<p>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203</p> <hr/> <p>Petitioner:</p> <p>BREAKERS LTD,</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: Ronald Loser, Esq Address: 1700 Lincoln St. Suite 1300 Denver, CO 80203 Phone Number: (303) 866-9400 Attorney Reg. No.: 1685</p>	<p>Docket Number: 40898</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.: 06153-00-041-000

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	\$ 4,580,300.00
Improvements	<u>\$27,527,700.00</u>
Total	\$32,108,000.00

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.

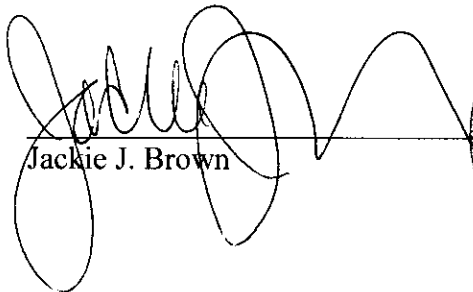
The Denver County Assessor is directed to change his/her records accordingly.

DATED/MAILED this 5th day of January, 2004.


This decision was put on the record


January 2, 2004

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


Jackie J. Brown

BOARD OF ASSESSMENT APPEALS


Karen E. Hart


Debra A. Baumbach



3. The County Assessor originally assigned the following actual value on the subject property for tax year 2002.

Land	\$ 4,580,300.00
Improvements	\$ <u>28,061,900.00</u>
Total	\$ 32,642,200.00

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

Land	\$ 4,580,300.00
Improvements	\$ <u>28,061,900.00</u>
Total	\$ 32,642,200.00

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	\$ 4,580,300.00
Improvements	\$ <u>27,527,700.00</u>
Total	\$ 32,108,000.00

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:

Reconsideration of Comparable market sales.


8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on January 6, 2004 at 10:30 a.m. be vacated.

DATED this 31st day of December, 2003.

Attorney for Petitioner

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Denver County Board of Equalization

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