BOARD OF AS STATE OF CO	SESSMENT APPEALS, LORADO	
1313 Sherman Stre		
Denver, Colorado		
Deliver, Colorado	80203	
Petitioner:		
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	חיז	
BREAKERS LT	ID,	
v.		
v.		
Respondent:		
Respondent.		
DENVER COLL	NTY BOARD OF EQUALIZATION.	
DERVER COU	IT I DOARD OF EQUALIZATION.	
Attorney or Party W	Vithout Attorney for the Petitioner:	Docket Number: 40898
rational of raity v	finiour rationaly for the relationer.	
Name:	Ronald Loser, Esq	
Address:	1700 Lincoln St. Suite 1300	
	Denver, CO 80203	
Phone Number:		
Attorney Reg. No.:		
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	ORDER ON STIPULATION	

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

BOARD OF ASSESSMENT APPEALS

Karen E. Hart Suira a Baumbach

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Debra A. Baumbach

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	DEC
BOARD OF ASSESSMENT APPEALS	Land Use & Revenue
STATE OF COLORADO	Kere
1313 Sherman Street, Room 315	
Denver, Colorado 80203	
Petitioner:	
BREAKERS LTD	
v.	Docket Number:
Respondent:	40898
DENVER COUNTY BOARD OF EQUALIZATION	Schedule Number:
Attorneys for Denver County Board of Equalization	P
	6153-00-041
Cole Finegan #16853	
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 2002 ACT	UAL VALUE)

Petitioner, BREAKERS LTD, and Respondent, DENVER COUNTY BOARD OF EQUALIZATION, hereby enters 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(s) and Respondent agree and stipulate as follows:

1. The property subject to this Stipulation is described as:

9201 E. Mississippi Avenue Denver, Colorado

2. The subject property is classified as residential property.

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

Land	\$ 4,580,300.00
Improvements	\$ 28,061,900.00
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	\$ 28,061,900.00
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	\$ 27,527,700.00
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 <u>3/5+</u> day of <u>Prender</u>, 2003.

Attorney for Petitioner

#1685

Ronald Loser Brega & Winters PC 1700 Lincoln Street Suite 1300 Denver, CO 80203 (303) 866-9400 **Denver County Board of Equalization**

Maria Kayser #15597 201 West Colfax Avenue, Dept. 1207 Denver, CO 80202 Telephone: 720-913-3275 Fax: 720-913-3180 Docket No: 40898

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By: