

<p>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203</p> <hr/> <p>Petitioner:</p> <p>GRANT STREET HOUSING PARTNERS,</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: Kenneth S. Kramer, Esq Address: 370 17th Street, Suite 4800 Denver, CO 80202 Phone Number: (303) 825-0800 Attorney Reg. No.: 16929</p>	<p>Docket Number: 42533</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.: 02349-18-028-000

Category: Valuation Property Type: Mixed Use
2. Petitioner is protesting the 2003 actual value of the subject property.

3. The parties agreed that the 2003 actual value of the subject property should be reduced to:

See Attached Stipulation

4. The Board concurs with the Stipulation.

ORDER:

Respondent is ordered to reduce the 2003 actual value of the subject property, as set forth above.

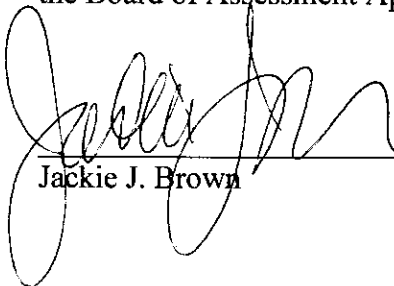
The Denver County Assessor is directed to change his/her records accordingly.

DATED/MAILED this 19th day of February, 2004.

This decision was put on the record

February 18, 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



DATE FEB 10 PM 12:25
DENVER
BOARD OF ASSESSMENT APPEALS

BOARD OF ASSESSMENT APPEALS STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 42533 Schedule Number: 2349-18-028
Petitioner: GRANT STREET HOUSING PARTNERS v. Respondent: DENVER COUNTY BOARD OF EQUALIZATION	
Attorneys for Denver County Board of Equalization 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 2003 ACTUAL VALUES)	

Petitioner, GRANT STREET HOUSING PARTNERS, and Respondent, DENVER COUNTY BOARD OF EQUALIZATION, hereby enter into this Stipulation regarding the tax year 2003 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:

 1650-1680 Grant Street
 Denver, Colorado
2. The subject property is classified as mixed use property.

3. Attachment A reflects the actual values of the subject property, as assigned by the Assessor for tax year 2003.

4. Attachment B reflects the actual values of the subject property 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 2003 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 2003.

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

Reconsideration of comparable residential sale properties indicates a reduction in valuation is warranted. Commercial valuation remains unchanged at \$1,230,900.

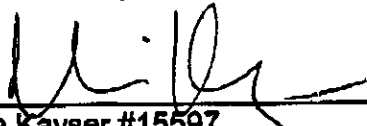
8. A hearing has not been scheduled before the Board of Assessment Appeals.

DATED this 12th day of February, 2004.

Attorney for Petitioner


Kenneth S. Kramer
Berenbaum, Weinshtienk & Eason, P.C.
370 17th Street, Suite 4800
Denver, CO 80202

Denver County Board of Equalization

By: 
Maria Kayser #15597
Assistant City Attorney
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Denver, CO 80202
Telephone: 720-913-3275
Facsimile: 720-913-3180

Docket Number: 42533

ATTACHMENT A

ACTUAL VALUES, AS ASSIGNED BY THE ASSESSOR

Docket Number 42533

Schedule Number	Land Value	Improvement Value	Total Actual Value
<u>Residential 7.98%:</u>	\$ 1,425,200	\$44,127,600	\$45,552,800
<u>Commercial 29%:</u>	\$ 29,400	\$ 1,201,500	\$ 1,230,900

ATTACHMENT B

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

Docket Number 42533

Schedule Number	Land Value	Improvement Value	Total Actual Value
<u>Residential 7.96%:</u>	\$ 1,425,200	\$40,343,900	\$41,769,100
<u>Commercial 29%:</u>	\$ 29,400	\$ 1,201,500	\$ 1,230,900

ATTACHMENT C**ACTUAL VALUES, AS AGREED TO BY ALL PARTIES****Docket Number 42533**

Schedule Number	Land Value	Improvement Value	Total Actual Value
<u>Residential 7.96%:</u>	\$ 1,425,200	\$39,574,800	\$41,000,000
<u>Commercial 29%:</u>	\$ 29,400	\$ 1,201,500	\$ 1,230,900