

<p>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203</p> <hr/> <p>Petitioner:</p> <p>TERRANCE ARMS APARTMENTS, INC,</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: Greg Evans Bridge & Associates</p> <p>Address: 390 Union Blvd., Ste. 330 Lakewood, CO 80228-1556</p> <p>Phone Number: (303) 237-6997</p>	<p>Docket Number: 42581</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.: 05039-11-022-000

Category: Valuation Property Type: Residential
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:

Land:	\$ 348,400.00
Improvements:	<u>\$2,045,600.00</u>
Total:	\$2,394,000.00

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 29th day of January, 2005.

This decision was put on the record

January 28, 2005

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

BOARD OF ASSESSMENT APPEALS

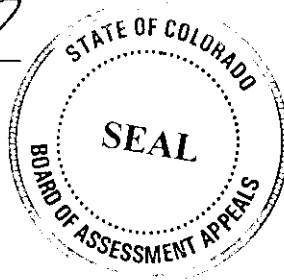
Karen E Hart

Karen E. Hart

Debra A. Baumbach

Debra A. Baumbach

Keela K. Steele
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**BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO**
1313 Sherman Street, Room 315
Denver, Colorado 80203

Petitioner:

TERRANCE ARMS APARTMENTS INC

v.

Respondent:

DENVER COUNTY BOARD OF EQUALIZATION

Attorneys for Denver County Board of Equalization

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Docket Number:

42581

Schedule Number:

5039-11-022

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STIPULATION (AS TO TAX YEAR 2003 ACTUAL VALUE)

Petitioner, TERRANCE ARMS APARTMENTS INC, and Respondent, DENVER COUNTY BOARD OF EQUALIZATION, hereby enters 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:

633 Pearl Street
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 2003.

Land	\$	348,400.00
Improvements	\$	<u>2,286,700.00</u>
Total	\$	2,635,100.00

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

Land	\$	348,400.00
Improvements	\$	<u>2,286,700.00</u>
Total	\$	2,635,100.00

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 2003.

Land	\$	348,400.00
Improvements	\$	<u>2,045,600.00</u>
Total	\$	2,394,000.00

6. The valuations, as established above, shall be binding only with respect to tax year 2003.

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

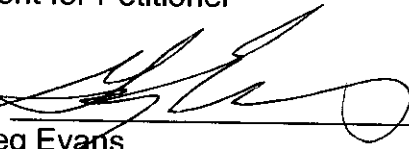
Additional consideration of sales of similar apartment buildings and information pertaining to the subject property indicates a lower value for the subject property.

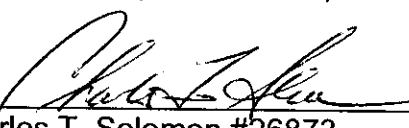
8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on February 7, 2005 at 8:30 a.m. be vacated.

DATED this 26th day of January, 2005.

Agent for Petitioner

Denver County Board of Equalization

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