

<p>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203</p> <hr/> <p>Petitioner:</p> <p>HARRIS STEELE FAMILY LLLP,</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: 1st Net Real Estate Services Mike Walter</p> <p>Address: 2255 S Wadsworth Blvd., Suite 108 Lakewood, CO 80227</p> <p>Phone Number: (720) 962-5750</p>	<p>Docket Number: 42703</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.: 06041-15-014-000

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	\$ 70,500.00
Improvements	<u>\$865,500.00</u>
Total	\$936,000.00

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 5th day of June, 2004.

This decision was put on the record

June 4, 2004

BOARD OF ASSESSMENT APPEALS

Karen E Hart

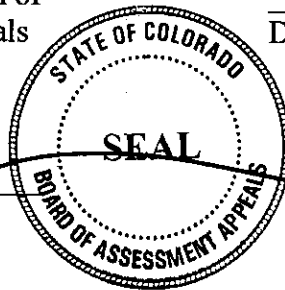
Karen E. Hart

Debra A. Baumbach

Debra A. Baumbach

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

Jackie J. Brown
Jackie J. Brown



BOARD OF ASSESSMENT APPEALS STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	04 JUN -4 PM 12:33 Docket Number: 42703 Schedule Number: 6041-15-014
Petitioner: HARRIS STEELE FAMILY LLLP 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 VALUE)	

Petitioner, HARRIS STEELE FAMILY LLLP, 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:
 1351 Xenia St.
 Denver, Colorado

2. The subject property is classified as multi-residential property.

3. The County Assessor originally assigned the following actual value on the subject property for tax year 2003.

Land	\$	70,500.00
Improvements	\$	<u>1,062,100.00</u>
Total	\$	1,132,600.00

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

Land	\$	70,500.00
Improvements	\$	<u>1,062,100.00</u>
Total	\$	1,132,600.00

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	\$	70,500.00
Improvements	\$	<u>865,500.00</u>
Total	\$	936,000.00

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

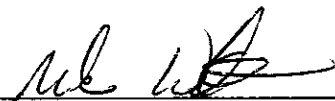
7. Brief narrative as to why the reduction was made:

After a review of hand-adjusted similar apartment building sales in the immediate area near the subject, combined with a Gross Rent Multiplier Analysis, a reduction in the assigned value as indicated is warranted for the subject property.

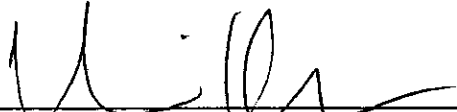
8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on June 17, 2004 at 10:30 a.m. be vacated.

DATED this 25th day of MAY, 2004.

Agent for Petitioner

By: 
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Denver County Board of Equalization

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