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|--|------------------------------------|
| <p><b>BOARD OF ASSESSMENT APPEALS,<br/>STATE OF COLORADO</b><br/>1313 Sherman Street, Room 315<br/>Denver, Colorado 80203</p> <hr/> <p>Petitioner:</p> <p><b>KAL ZEFF,</b></p> <p>v.</p> <p>Respondent:</p> <p><b>DENVER COUNTY BOARD OF EQUALIZATION.</b></p> |                                    |
| <p>Attorney or Party Without Attorney for the Petitioner:</p> <p>Name: Mike Walter<br/>1<sup>st</sup> Net Real Estate Services, Inc.<br/>Address: 3333 S. Wadsworth Blvd., Ste. 200<br/>Lakewood, CO 80227<br/>Phone Number: 720.962.5750</p>                  | <p><b>Docket Number: 42709</b></p> |
| <p><b>ORDER ON STIPULATION</b></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.: 06151-04-001**

**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:         | \$1,146,400.00        |
| Improvements: | <u>\$6,237,400.00</u> |
| Total:        | \$7,383,800.00        |

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 22<sup>nd</sup> day of January, 2005.

**BOARD OF ASSESSMENT APPEALS**

This decision was put on the record

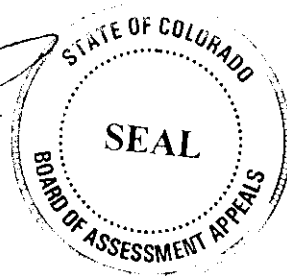
January 20, 2005

Karen E. Hart  
Karen E. Hart

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

Debra A. Baumbach  
Debra A. Baumbach

Keela K. Steele



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|---|---|
| <b>BOARD OF ASSESSMENT APPEALS</b><br><b>STATE OF COLORADO</b><br>1313 Sherman Street, Room 315<br>Denver, Colorado 80203   | Docket Number:<br><br>42709<br><br>Schedule Number:<br><br>6151-04-001<br><br><small>RECEIVED BOARD OF ASSESSMENT APPEALS<br/> 09 JAN 20 PM 12:00</small> |
| Petitioner:<br><br><b>KAL ZEFF</b><br><br>v.<br><br>Respondent:<br><br><b>DENVER COUNTY BOARD OF EQUALIZATION</b>   |   |
| Attorneys for Denver County Board of Equalization<br><br>Cole Finegan #16853<br>City Attorney<br><br>Charles T. Solomon #26873<br>Assistant City Attorney<br>201 West Colfax Avenue, Dept. 1207<br>Denver, Colorado 80202<br>Telephone: 720-913-3275<br>Facsimile: 720-913-3180 |   |
| <b>STIPULATION (AS TO TAX YEAR 2003 ACTUAL VALUE)</b>   |   |

Petitioner, KAL ZEFF, 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:  
  
425 S. Galena Way  
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         | \$ | 1,146,400.00        |
| Improvements | \$ | <u>7,228,300.00</u> |
| Total        | \$ | 8,374,700.00        |

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

|              |    |                     |
|--------------|----|---------------------|
| Land         | \$ | 1,146,400.00        |
| Improvements | \$ | <u>7,228,300.00</u> |
| Total        | \$ | 8,374,700.00        |

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         | \$ | 1,146,400.00        |
| Improvements | \$ | <u>6,237,400.00</u> |
| Total        | \$ | 7,383,800.00        |

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:

Reconsideration of comparable market sales.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on January 27, 2005 at 8:30 a.m. be vacated.

DATED this 14<sup>TH</sup> day of JANUARY, 2005.

Agent for Petitioner

Denver County Board of Equalization

By: 

By: 

Mike Walter

Charles T. Solomon #26873

1st Net Real Estate Services, Inc.

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Docket No: 42709