

<p>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203</p> <hr/> <p>Petitioner:</p> <p>PINNACLE FAMILY TRUST,</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: Pinnacle Family Trust C/O Larry B Foiles</p> <p>Address: 1209 Twin Peaks Circle Longmont, CO 80503</p> <p>Phone Number: (303) 702-9000</p>	<p>Docket Number: 42719</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.: 05022-30-021-000

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	\$112,100.00
Improvements	<u>\$566,400.00</u>
Total	\$678,500.00

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.

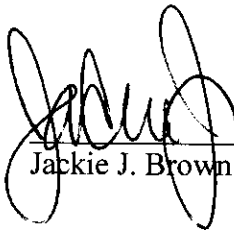
The Denver County Assessor is directed to change his/her records accordingly.

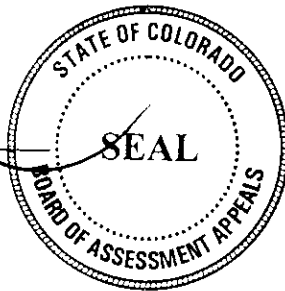
DATED/MAILED this 6th day of March, 2004.

This decision was put on the record

March 5, 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

BOARD OF ASSESSMENT APPEALS STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number 42719 Schedule Number 5022-30-021 DENVER COUNTY BOARD OF EQUALIZATION OFFICE OF THE CLERK 1500 W. COLFAX AVENUE DENVER, CO 80202
Petitioner: PINNACLE FAMILY TRUST 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, PINNACLE FAMILY TRUST, 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:

 1116 Emerson 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	\$	112,100.00
Improvements	\$	<u>742,500.00</u>
Total	\$	854,600.00

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

Land	\$	112,100.00
Improvements	\$	<u>742,500.00</u>
Total	\$	854,600.00

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	\$	112,100.00
Improvements	\$	<u>566,400.00</u>
Total	\$	678,500.00

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 an interior inspection of the subject property along with the use of forced comparable sales, 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 March 15, 2004 at 9:30 a.m. be vacated.

DATED this 3rd day of March, 2004.

Agent for Petitioner

By: 

Larry B. Folles
1209 Twin Peaks Circle
Longmont, CO 80503

Denver County Board of Equalization

By: 

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Docket No: 42719