

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203		
Petitioner: CHARLES COUSINS, v. Respondent: DENVER COUNTY BOARD OF EQUALIZATION.		
Attorney or Party Without Attorney for the Petitioner: Name: Dan Mayer Elite Property Services, Inc. Address: 6000 E. Evans Ave., Ste. I-426 Denver, CO 80222 Phone Number: 303.355.5871		Docket Number: 42767
ORDER ON STIPULATION		

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.: 02342-28-006-000

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:	\$ 169,200.00
Improvements:	<u>\$1,030,800.00</u>
Total:	\$1,200,000.00

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 25th day of August, 2004.

This decision was put on the record

August 24, 2004

BOARD OF ASSESSMENT APPEALS

Karen E Hart

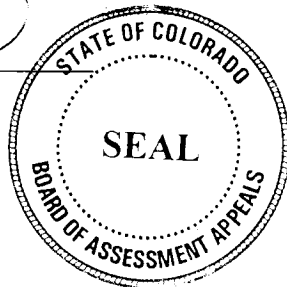
Karen E. Hart

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
Keela K. Steele



BOARD OF ASSESSMENT APPEALS STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	<div style="text-align: center;"> <p>Docket Number:</p> <p>42767</p> <p>Schedule Number:</p> <p>2342-28-006</p> </div> <div style="text-align: right; margin-top: 100px;"> ON AUG 24 PM 12:48 8 </div>
Petitioner: CHARLES COUSINS	
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	
<p style="text-align: center;">STIPULATION (AS TO TAX YEAR 2003 ACTUAL VALUE)</p>	

Petitioner, CHARLES COUSINS, 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:

 2230 California St.
 Denver, Colorado
2. The subject property is classified as multi-family property.

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

Land	\$	169,200.00
Improvements	\$	<u>1,092,800.00</u>
Total	\$	1,262,000.00

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

Land	\$	169,200.00
Improvements	\$	<u>1,092,800.00</u>
Total	\$	1,262,000.00

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	\$	169,200.00
Improvements	\$	<u>1,030,800.00</u>
Total	\$	1,200,000.00

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 August 16, 2004 at 10:30 a.m. be vacated.

DATED this 18 day of Aug, 2004.

Agent for Petitioner

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Denver County Board of Equalization

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