

<p><b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203</p> <hr/> <p>Petitioner:</p> <p><b>QUINCE CIRCLE LLC,</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: Quince Circle LLC C/O Daniel Fuller</p> <p>Address: 12 Cottonwood Lane Greenwood Village, CO 80121</p> <p>Phone Number: (303) 601-9446</p>	<p><b>Docket Number: 43075</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.: 05125-14-043-000**

**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	\$145,500.00
Improvements	<u>\$342,500.00</u>
Total	\$488,000.00

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 14<sup>th</sup> day of May, 2004.

This decision was put on the record

May 13, 2004

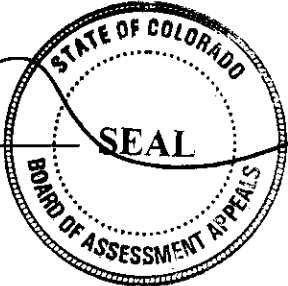
**BOARD OF ASSESSMENT APPEALS**

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

Jackie J. Brown  
Jackie J. Brown



The seal is circular with a double border. The outer border contains the text "STATE OF COLORADO" at the top and "BOARD OF ASSESSMENT APPEALS" at the bottom. In the center of the seal, the word "SEAL" is printed in a bold, sans-serif font.

<b>BOARD OF ASSESSMENT APPEALS</b> <b>STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	RECEIVED MAY 13 PM 12:32 BOARD OF ASSESSMENT APPEALS Docket Number: 43075 Schedule Number: 5125-14-043
Petitioner:  <b>QUINCE CIRCLE LLC</b>  v.  Respondent:	
<b>DENVER COUNTY BOARD OF EQUALIZATION</b> 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	
<b>STIPULATION (AS TO TAX YEAR 2003 ACTUAL VALUE)</b>	

Petitioner, QUINCE CIRCLE LLC, 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:  
     57 South Jackson 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	\$	145,500.00
Improvements	\$	<u>413,600.00</u>
Total	\$	559,100.00

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

Land	\$	145,500.00
Improvements	\$	<u>413,600.00</u>
Total	\$	559,100.00

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	\$	145,500.00
Improvements	\$	<u>342,500.00</u>
Total	\$	488,000.00

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

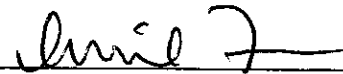
7. Brief narrative as to why the reduction was made:

Reconsideration of subject quality grade and consideration of economic obsolescence indicate a reduction in value is warranted.

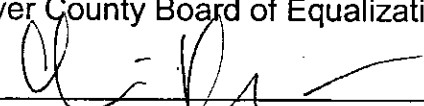
8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on May 13, 2004 at 9:30 a.m. be vacated.

DATED this 30 day of April, 2004.

Agent for Petitioner

By:   
Daniel Fuller  
Quince Circle LLC  
12 Cottonwood Lane  
Greenwood Village, CO 80121

Denver County Board of Equalization

By:   
Maria Kayser #15597  
201 West Colfax Avenue, Dept. 1207  
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Telephone: 720-913-3275  
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Docket No: 43075