

<b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	<b>Docket Number: 43294</b>
Petitioner: <b>DOLPHIN LLC,</b>  v. Respondent: <b>DENVER COUNTY BOARD OF EQUALIZATION.</b>	
<b>ORDER ON STIPULATION</b>	

**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.: 05253-07-034-000**  
  
**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:  
  

**Total Value:            \$1,900,000**  
(Reference Attached Stipulation)
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 AND MAILED** this 28th day of June 2006.


**BOARD OF ASSESSMENT APPEALS**

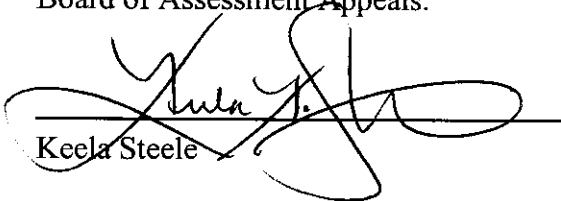
This decision was put on record

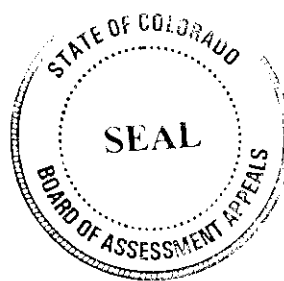
June 27, 2006

  
\_\_\_\_\_  
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

  
\_\_\_\_\_  
Keela Steele



2005 JUN 26 AM 7:53

<b>BOARD OF ASSESSMENT APPEALS</b> <b>STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	
Petitioner:  <b>DOLPHIN LLC</b>  v.  Respondent:  <b>DENVER COUNTY BOARD OF EQUALIZATION</b> Attorneys for Denver County Board of Equalization  Cole Finegan #16853 City Attorney  Charles T. Solomon #26873 Assistant City Attorney 201 West Colfax Avenue, Dept. 1207 Denver, Colorado 80202 Telephone: 720-913-3275 Facsimile: 720-913-3180	Docket Number:  43294  Schedule Number:  5253-07-034
<b>STIPULATION (AS TO TAX YEAR 2003 ACTUAL VALUE)</b>	

Petitioner, DOLPHIN 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:  
  
2390 South University Boulevard  
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	\$	202,500.00
Improvements	\$	<u>1,806,800.00</u>
Total	\$	2,009,300.00

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

Land	\$	202,500.00
Improvements	\$	<u>1,806,800.00</u>
Total	\$	2,009,300.00

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	\$	202,500.00
Improvements	\$	<u>1,697,500.00</u>
Total	\$	1,900,000.00

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:

Consideration of additional sales appropriate to the subject property indicated a reduction in value was warranted.


8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on January 4, 2006 at 1:00 p.m. be vacated.

DATED this 7 day of March, 2006.

Agent for Petitioner

By:   
Patrick C. Sullivan  
Sullivan Valuation Services Group  
PO Box 17004  
Golden, CO 80402

Denver County Board of Equalization

By:   
Charles T. Solomon #26873  
201 West Colfax Avenue, Dept. 1207  
Denver, CO 80202  
Telephone: 720-913-3275  
Fax: 720-913-3180  
Docket No: 43294