

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	
<hr/> Petitioner: SANDRA L. MORTENSEN, v. Respondent: DENVER COUNTY BOARD OF EQUALIZATION.	
Attorney or Party Without Attorney for the Petitioner: Name: Sandra L. Mortensen Address: 12440 County Road #3 Parshall, CO 80468 Phone Number: 970.725.3376	Docket Number: 43456
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.: 02345-27-068-068

Category: Refund / Abatement Property Type: Commercial
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:	\$ 56,500.00
Improvements:	<u>\$324,600.00</u>
Total:	\$381,100.00

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.

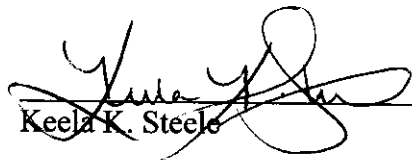
The Denver County Assessor is directed to change his/her records accordingly.

DATED/MAILED this 28th day of February, 2005.

This decision was put on the record

February 25, 2005

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


Keela K. Steele

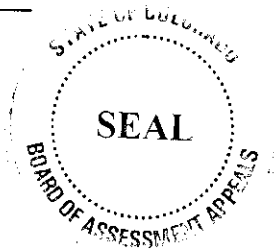
BOARD OF ASSESSMENT APPEALS



Karen E. Hart



Debra A. Baumbach



BOARD OF ASSESSMENT APPEALS STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	
Petitioner: SANDRA L. MORTENSEN v. Respondent: DENVER COUNTY BOARD OF EQUALIZATION	Docket Number: 43456 Schedule Number:
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	2345-27-068-068 RECEIVED DENVER COUNTY BOARD OF EQUALIZATION 11/23/03 PM 12:41
STIPULATION (AS TO TAX YEAR 2003 ACTUAL VALUE)	

Petitioner, SANDRA L. MORTENSEN, 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:

 730 17th Street, Unit 2D
 Denver, Colorado
2. The subject property is classified as commercial property.

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

Land	\$	56,500.00
Improvements	\$	<u>401,200.00</u>
Total	\$	457,700.00

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

Land	\$	56,500.00
Improvements	\$	<u>390,500.00</u>
Total	\$	447,000.00

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	\$	56,500.00
Improvements	\$	<u>324,600.00</u>
Total	\$	381,100.00

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:

A good many of the condo units in this building were taken to arbitration for 2003. Several issues regarding the base period sales were raised at that time and adjustments were made for conditions of sale. The same sales adjustments that came out of arbitration were applied to the valuation of Unit 2D, the subject.

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

DATED this 10 day of February 2005, 2004.

Petitioner

By: Sandra L. Mortensen
Sandra L. Mortensen
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Parshall, CO 80468
Telephone: 970-725-3376

Denver County Board of Equalization

By: Charles T. Solomon
Charles T. Solomon #26873
201 West Colfax Avenue, Dept. 1207
Denver, CO 80202
Telephone: 720-913-3275
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Docket No: 43456

However, this stipulation was arrived at in 2004. I don't have the actual date. S. Mortensen