

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 43886
Petitioner: ROCKY MTN MUTUAL HOUSING ASSOC INC, v. Respondent: DENVER COUNTY BOARD OF EQUALIZATION.	
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.: 05044-11-038-000+13

Category: Valuation Property Type: Residential
2. Petitioner is protesting the 2004 actual value of the subject property.
3. The parties agreed that the 2004 actual value of the subject property should be reduced to:

Total Value: \$3,200,000
 (Reference Attached Stipulation)
4. The Board concurs with the Stipulation.

ORDER:

Respondent is ordered to reduce the 2004 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 17th day of December 2005.

BOARD OF ASSESSMENT APPEALS

This decision was put on record

December 15, 2005

Karen E Hart

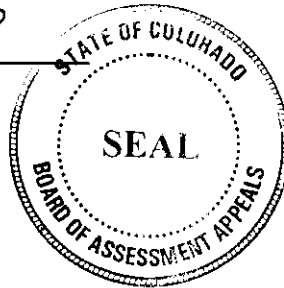
Karen E. Hart

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 Steele



BOARD OF ASSESSMENT APPEALS STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 43886 Schedule Numbers: 5035-04-039 5036-12-009 5036-18-015 5036-18-016 5041-11-023 5041-12-001 5041-12-017 5044-03-033 5044-03-035 5044-11-013 5044-11-038 5041-11-043 5041-11-021 5044-03-014
Petitioner:	
ROCKY MOUNTAIN MUTUAL HOUSING v.	
Respondent: DENVER COUNTY BOARD OF EQUALIZATION 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	
STIPULATION (AS TO TAX YEAR 2004 ACTUAL VALUES)	

STATE OF COLORADO
 BOARD OF ASSESSMENT APPEALS
 2005 DEC 15 PM 1:14

Petitioner, ROCKY MOUNTAIN MUTUAL HOUSING ASSOCIATION, INC., and Respondent, DENVER COUNTY BOARD OF EQUALIZATION, hereby enter into this Stipulation regarding the tax year 2004 valuation of the subject properties, 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:

- The properties subject to this Stipulation are described as:

 802-816 W. 13th Avenue, 830 Inca Street, 708-710 Elati Street,
 700-704 Elati Street, 1355-1357 Kalamath Street,
 926-934 W. 14th Avenue, 927 W. 13th Avenue, 1103 W. 10th Avenue,
 1129-1135 W. 10th Avenue, 900-910 Lipan Street,

903-911 Kalamath Street, 1301 Kalamath Street, 1341 Kalamath Street,
1125 W. 10th Avenue
Denver, Colorado.

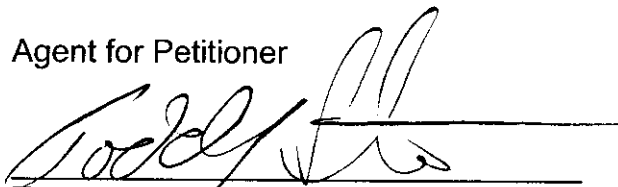
2. The subject properties are classified as residential properties.
3. Attachment A reflects the actual values of the subject properties, as assigned by the Assessor for tax year 2004.
4. Attachment B reflects the actual values of the subject properties after a timely appeal, as assigned by the Denver County Board of Equalization.
5. After further review and negotiation, the Petitioner and Respondent agree to the tax year 2004 actual values of the subject properties, as shown on Attachment C.
6. The valuations, as established on Attachment C, shall be binding with respect to only tax year 2004.
7. Brief narrative as to why the reduction was made:

Consideration of the most appropriate comparable sales and inspection of the subject property indicated a reduction in value assigned to the subject property was warranted.

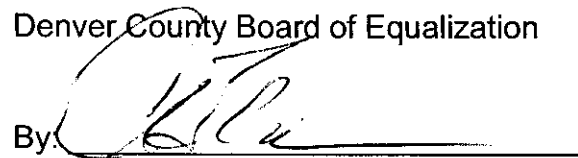
8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on December 20, 2005 at 8:30 a.m. be vacated.

DATED this 12 day of December, 2005.

Agent for Petitioner


Todd J. Stevens
Stevens & Associates, Inc.
640 Plaza Dr., Suite 290
Littleton, CO 80129
303-347-1878

Denver County Board of Equalization


By: Charles T. Solomon #26873
Assistant City Attorney
201 West Colfax Avenue, Dept. 1207
Denver, CO 80202
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Fax: 720-913-3180

Docket Number: 43886

ATTACHMENT A

ACTUAL VALUES, AS ASSIGNED BY THE ASSESSOR

Docket Number 43886

Schedule Number	Land Value	Improvement Value	Total Actual Value
5035-04-039	\$113,800.00	\$384,100.00	\$497,900.00
5036-12-009	\$ 28,200.00	\$252,800.00	\$281,000.00
5036-18-015	\$ 24,500.00	\$206,600.00	\$231,100.00
5036-18-016	\$ 19,300.00	\$240,300.00	\$259,600.00
5041-11-023	\$ 53,400.00	\$284,200.00	\$337,600.00
5041-12-001	\$ 66,600.00	\$247,900.00	\$314,500.00
5041-12-017	\$ 66,700.00	\$581,200.00	\$647,900.00
5044-03-033	\$ 34,800.00	\$180,800.00	\$215,600.00
5044-03-035	\$ 47,700.00	\$261,800.00	\$309,500.00
5044-11-013	\$ 45,600.00	\$436,300.00	\$481,900.00
5044-11-038	\$ 63,100.00	\$372,000.00	\$435,100.00
5041-11-043	\$106,900.00	\$564,700.00	\$671,600.00
5041-11-021	\$ 53,400.00	\$101,400.00	\$154,800.00
5044-03-014	\$ 34,800.00	\$127,100.00	\$161,900.00

ATTACHMENT B

ACTUAL VALUES, AS ASSIGNED BY THE
DENVER COUNTY BOARD OF EQUALIZATION AFTER A TIMELY APPEAL

Docket Number 43886

Schedule Number	Land Value	Improvement Value	Total Actual Value
5035-04-039	\$113,800.00	\$384,100.00	\$497,900.00
5036-12-009	\$ 28,200.00	\$252,800.00	\$281,000.00
5036-18-015	\$ 24,500.00	\$206,600.00	\$231,100.00
5036-18-016	\$ 19,300.00	\$240,300.00	\$259,600.00
5041-11-023	\$ 53,400.00	\$284,200.00	\$337,600.00
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5044-11-013	\$ 45,600.00	\$436,300.00	\$481,900.00
5044-11-038	\$ 63,100.00	\$372,000.00	\$435,100.00
5041-11-043	\$106,900.00	\$564,700.00	\$671,600.00
5041-11-021	\$ 53,400.00	\$101,400.00	\$154,800.00
5044-03-014	\$ 34,800.00	\$127,100.00	\$161,900.00

ATTACHMENT C

ACTUAL VALUES, AS AGREED TO BY ALL PARTIES

Docket Number 43886

Schedule Number	Land Value	Improvement Value	Total Actual Value
5035-04-039	\$113,800.00	\$204,900.00	\$318,700.00
5036-12-009	\$ 28,200.00	\$151,600.00	\$179,800.00
5036-18-015	\$ 24,500.00	\$123,400.00	\$147,900.00
5036-18-016	\$ 19,300.00	\$146,800.00	\$166,100.00
5041-11-023	\$ 53,400.00	\$162,700.00	\$216,100.00
5041-12-001	\$ 66,600.00	\$134,700.00	\$201,300.00
5041-12-017	\$ 66,700.00	\$348,000.00	\$414,700.00
5044-03-033	\$ 34,800.00	\$103,200.00	\$138,000.00
5044-03-035	\$ 47,700.00	\$150,400.00	\$198,100.00
5044-11-013	\$ 45,600.00	\$262,800.00	\$308,400.00
5044-11-038	\$ 63,100.00	\$215,400.00	\$278,500.00
5041-11-043	\$106,900.00	\$322,900.00	\$429,800.00
5041-11-021	\$ 53,400.00	\$ 45,700.00	\$ 99,100.00
5044-03-014	\$ 34,800.00	\$ 68,700.00	\$103,500.00