

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 46040
Petitioner: LINCOLN PARK MUTUAL HOUSING, 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.: 05041-11-023-000+13

Category: Valuation Property Type: Residential
2. Petitioner is protesting the 2005 actual value of the subject property.
3. The parties agreed that the 2005 actual value of the subject property should be reduced to:

Total Value: \$2,800,100

(Reference Attached Stipulation)
4. The Board concurs with the Stipulation.

ORDER:

Respondent is ordered to reduce the 2005 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 5th day of May 2008.

BOARD OF ASSESSMENT APPEALS

This decision was put on record

May 2, 2008

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

Toni Rigirozzi
Toni Rigirozzi



BOARD OF ASSESSMENT APPEALS STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 46040 Schedule Numbers: 05044-11-038-000 05044-11-013-000 05044-03-033-000 05044-03-035-000 05044-03-014-000 05041-12-017-000 05041-12-001-000 05041-11-043-000 05041-11-023-000 05041-11-021-000 05035-04-039-000 05036-12-009-000 05036-18-015-000 05036-18-016-000
Petitioner: LINCOLN PARK MUTUAL HOUSING v. Respondent: DENVER COUNTY BOARD OF EQUALIZATION	
Attorneys for Denver County Board of Equalization David Fine City Attorney Eugene J. Kottenstette #6391 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 2005 ACTUAL VALUES)	

Petitioner, LINCOLN PARK MUTUAL HOUSING, and Respondent, DENVER COUNTY BOARD OF EQUALIZATION, hereby enter into this Stipulation regarding the tax year 2005 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:

1. The properties subject to this Stipulation are described as:

903-11 Kalamath St
900-910 Lipan St
1103 W 10th Ave
1129-35 W 10th Ave
1125 W 10th Ave
927-35 W 13th Ave
926-34 W 14th Ave
1301 Kalamath St

1355-57 Kalamath St
1341 Kalamath St
802-16 W 13th Ave
830 Inca St
708-10 Elati St
700-04 Elati St
all in Denver, Colorado

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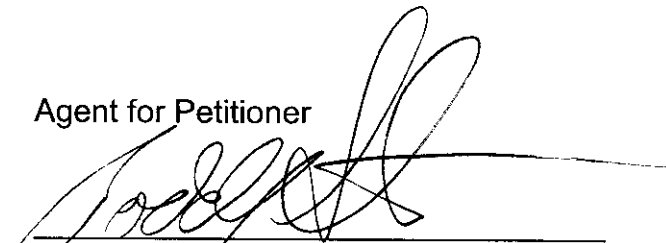
2. The subject properties are classified as residential parcels.
3. Attachment A reflects the actual values of the subject properties, as assigned by the Assessor for tax year 2005.
4. Attachment B reflects the actual values of the subject properties after a timely appeal, as assigned by the Denver County Board of Equalization.
5. After further review and negotiation, the Petitioner and Respondent agree to the tax year 2005 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 2005.
7. Brief narrative as to why the reduction was made:

The values were allocated based on the value level indicated from the subject's sales history. These fourteen properties were purchased in 2001 and in 2005 as a bulk sale.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on May 27, 2008 at 8:30 AM be vacated.

DATED this 15th day of April, 2008.

Agent for Petitioner



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Denver County Board of Equalization

By: 

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Docket Number: 46040

ATTACHMENT A

ACTUAL VALUES, AS ASSIGNED BY THE ASSESSOR

Docket Number 46040

Schedule Number	Land Value	Improvement Value	Total Value
05044-11-038	\$63,100	\$387,900	\$451,000
05044-11-013	\$45,600	\$447,900	\$493,500
05044-03-033	\$34,800	\$192,500	\$227,300
05044-03-035	\$47,700	\$254,300	\$302,000
05044-03-014	\$34,800	\$137,200	\$172,000
05041-12-017	\$66,700	\$697,700	\$764,400
05041-12-001	\$66,600	\$242,000	\$308,600
05041-11-043	\$106,900	\$589,900	\$696,800
05041-11-023	\$53,400	\$289,600	\$343,000
05041-11-021	\$53,400	\$102,300	\$155,700
05035-04-039	\$113,800	\$420,100	\$533,900
05036-12-009	\$27,600	\$239,200	\$266,800
05036-18-015	\$23,800	\$215,900	\$239,700
05036-18-016	\$18,700	\$252,800	\$271,500

ATTACHMENT B

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

Docket Number 46040

Schedule Number	Land Value	Improvement Value	Total Value
05044-11-038	\$63,100	\$387,900	\$451,000
05044-11-013	\$45,600	\$447,900	\$493,500
05044-03-033	\$34,800	\$192,500	\$227,300
05044-03-035	\$47,700	\$254,300	\$302,000
05044-03-014	\$34,800	\$137,200	\$172,000
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05035-04-039	\$113,800	\$420,100	\$533,900
05036-12-009	\$27,600	\$239,200	\$266,800
05036-18-015	\$23,800	\$215,900	\$239,700
05036-18-016	\$18,700	\$252,800	\$271,500

ATTACHMENT C

ACTUAL VALUES, AS AGREED TO BY ALL PARTIES

Docket Number 46040

Schedule Number	Land Value	Improvement Value	Total Value
05044-11-038	\$63,100	\$180,600	\$243,700
05044-11-013	\$45,600	\$224,300	\$269,900
05044-03-033	\$34,800	\$86,000	\$120,800
05044-03-035	\$47,700	\$125,600	\$173,300
05044-03-014	\$34,800	\$55,800	\$90,600
05041-12-017	\$66,700	\$296,200	\$362,900
05041-12-001	\$66,600	\$109,500	\$176,100
05041-11-043	\$106,900	\$269,200	\$376,100
(Commercial	\$52,800	\$93,500	\$146,300)
(Residential	\$54,100	\$175,700	\$229,800)
05041-11-023	\$53,400	\$135,700	\$189,100
05041-11-021	\$53,400	\$33,300	\$86,700
05035-04-039	\$113,800	\$165,100	\$278,900
05036-12-009	\$27,600	\$129,700	\$157,300
05036-18-015	\$23,800	\$105,600	\$129,400
05036-18-016	\$18,700	\$126,600	\$145,300