

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 46992
Petitioner: HERITAGE ESTATES MUTUAL HOUSING ASSOCIATION, INC., v. Respondent: DENVER COUNTY BOARD OF COMMISSIONERS.	
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.: 06041-40-005-000+1

Category: Abatement Property Type: Commercial Real
2. Petitioner is protesting the 03-04 actual value of the subject property.
3. The parties agreed that the 03-04 actual value of the subject property should be reduced to:

Total Value: \$13,000,000

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

ORDER:

Respondent is ordered to reduce the 03-04 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 25th day of January 2008.

BOARD OF ASSESSMENT APPEALS

This decision was put on record

January 23, 2008

Karen E Hart

Karen E. Hart

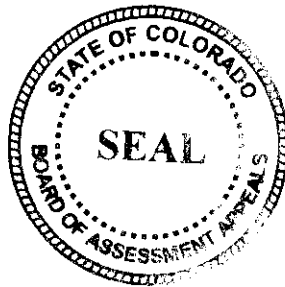
I hereby certify that this is a true and correct copy of the decision of the Board of Assessment Appeals.

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

Petitioner:

**HERITAGE ESTATES MUTUAL HOUSING
ASSOCIATION, INC.**

v.

Respondent:

DENVER COUNTY BOARD OF COMMISSIONERS

Attorneys for Denver County Board of Commissioners

City Attorney

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Denver, Colorado 80202
Telephone: 720-913-3275
Facsimile: 720-913-3180

Docket Number

46992

Schedule Number:

6041-40-005, 6042-36-004

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STATE OF COLORADO
BOARD OF ASSESSMENT APPEALS

STIPULATION (AS TO TAX YEAR 2003 and 2004 ACTUAL VALUES)

Petitioner, HERITAGE ESTATES MUTUAL HOUSING ASSOCIATION, INC., and Respondent, DENVER COUNTY BOARD OF COMMISSIONERS, hereby enter into this Stipulation regarding the tax years 2003 and 2004 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:
8000 E. 12th Avenue
Denver, Colorado 80220
2. The subject property is classified as a residential apartment complex.
3. Attachment A reflects the actual values of the subject property, as assigned by the Assessor for tax years 2003 and 2004.

4. Attachment B reflects the actual values of the subject property after a timely appeal, as assigned by the Denver County Board of Commissioners.

5. After further review and negotiation, the Petitioner and Respondent agree to the tax years 2003 and 2004 actual values of the subject property, as shown on Attachment C.

6. The valuations, as established on Attachment C, shall be binding with respect to only tax years 2003 and 2004.

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

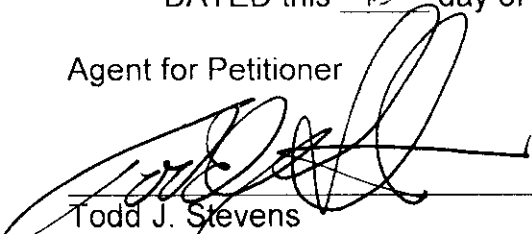
The 2003 and 2004 values should not be greater than those values stipulated to for the 2005 and 2006 tax years. Both parties agreed to the same value for all four years.


8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on February 7, 2008 at 1:00pm be vacated.

DATED this 15 day of January, 2007.

Agent for Petitioner

Denver County Board of Commissioners


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By: 
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Docket Number: 46992

ATTACHMENT A

ACTUAL VALUES, AS ASSIGNED BY THE ASSESSOR

Docket Number 46992

Schedule Number	Land Value	Improvement Value	Total Actual Value
6041-40-005	\$2,359,600.00	\$4,752,000.00	\$7,111,600.00
6042-36-004	\$3,272,400.00	\$4,659,700.00	\$7,932,100.00

ATTACHMENT B

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

Docket Number 46992

Schedule Number	Land Value	Improvement Value	Total Actual Value
6041-40-005	\$2,359,600.00	\$4,752,000.00	\$7,111,600.00
6042-36-004	\$3,272,400.00	\$4,659,700.00	\$7,932,100.00

ATTACHMENT C

ACTUAL VALUES, AS AGREED TO BY ALL PARTIES

Docket Number 46992

Schedule Number	Land Value	Improvement Value	Total Actual Value
6041-40-005	\$2,359,600.00	\$3,750,400.00	\$6,110,000.00
6042-36-004	\$3,272,400.00	\$3,617,600.00	\$6,890,000.00