

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 47069
Petitioner: HERITAGE ESTATES MUTUAL, 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.: 06042-36-004-000+1

Category: Valuation Property Type: Residential
2. Petitioner is protesting the 2006 actual value of the subject property.
3. The parties agreed that the 2006 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 2006 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 September 2007.

BOARD OF ASSESSMENT APPEALS

This decision was put on record

September 26, 2007

Karen E Hart

Karen E. Hart

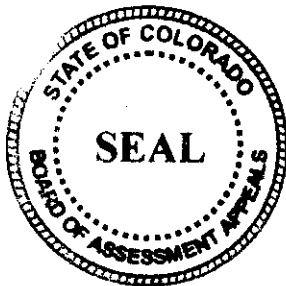
I hereby certify that this is a true and correct copy of the decision of the Board of Assessment Appeals.

Debra A. Baumbach

Debra A. Baumbach

Heather Wilcox

Heather Wilcox



BOARD OF ASSESSMENT APPEALS STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Numbers: 47069, 46031 Schedule Numbers: 6042-36-004, 6041-40-005
Petitioner: HERITAGE ESTATES MUTUAL HOUSING ASSOCIATION, INC. v. Respondent:	
DENVER COUNTY BOARD OF EQUALIZATION Attorneys for Denver County Board of Equalization 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 YEARS 2005 AND 2006 ACTUAL VALUES)	

Petitioner, HERITAGE ESTATES MUTUAL HOUSING ASSOCIATION, INC., and Respondent, DENVER COUNTY BOARD OF EQUALIZATION, hereby enter into this Stipulation regarding the tax years 2005 and 2006 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:
7900 E. 12th Avenue
Denver, Colorado 80220

2. The subject property is classified as residential property.

3. Attachment A reflects the actual values of the subject properties, as assigned by the Assessor for tax years 2005 and 2006.

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 years 2005 and 2006 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 years 2005 and 2006.

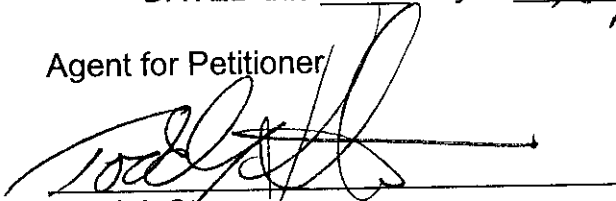
7. Brief narrative as to why the reduction was made:

Additional weight was given to the actual Potential Gross Income of the subject property.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on September 27, 2007 at 1:00pm be vacated.

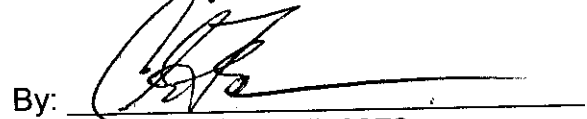
DATED this 21st day of September, 2007.

Agent for Petitioner



Todd J. Stevens
Stevens & Associates, Inc.
640 Plaza Drive, 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
Telephone: 720-913-3275
Fax: 720-913-3180

Docket Numbers: 47069, 46031

ATTACHMENT A

ACTUAL VALUES, AS ASSIGNED BY THE ASSESSOR

Docket Numbers 47069, 46031

Schedule Number	Land Value	Improvement Value	Total Actual Value
6041-40-005	\$2,359,600	\$4,752,000	\$7,111,600
6042-36-004	\$3,272,400	\$4,659,700	\$7,932,100

ATTACHMENT B

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

Docket Numbers 47069, 46031

Schedule Number	Land Value	Improvement Value	Total Actual Value
6041-40-005	\$2,359,600	\$4,752,000	\$7,111,600
6042-36-004	\$3,272,400	\$4,659,700	\$7,932,100

ATTACHMENT C

ACTUAL VALUES, AS AGREED TO BY ALL PARTIES

Docket Numbers 47069, 46031

Schedule Number	Land Value	Improvement Value	Total Actual Value
6041-40-005	\$2,359,600	\$3,750,400	\$6,110,000
6042-36-004	\$3,272,400	\$3,617,600	\$6,890,000