

<p>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203</p> <hr/> <p>Petitioner:</p> <p>PLATTE STREET LIMITED PARTNERSHIP,</p> <p>v.</p> <p>Respondent:</p> <p>DENVER COUNTY BOARD OF EQUALIZATION.</p>	
<p>Attorney or Party Without Attorney for the Petitioner:</p> <p>Name: Matthew W. Poling Deloitte & Touche</p> <p>Address: 555 17th Street, Suite 3600 Denver, CO 80202</p> <p>Phone Number: (303) 308-2191</p> <p>Attorney Reg. No.:</p>	<p>Docket Number: 39437</p>
<p>ORDER ON STIPULATION</p>	

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.: 02284-07-016-000, 02284-07-017-000, 02284-08-015-000,
02284-08-011-000**

Category: Valuation

Property Type: Residential

2. Petitioner is protesting the 2001 actual value of the subject property.

3. The parties agreed that the 2001 actual value of the subject property should be reduced to:

Reference attached Stipulation.

4. The Board concurs with the Stipulation.

ORDER:

Respondent is ordered to reduce the 2001 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 13th day of December, 2002.

This decision was put on the record

December 12, 2002

BOARD OF ASSESSMENT APPEALS

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

Penny S. Lowenthal
Penny S. Lowenthal



BOARD OF ASSESSMENT APPEALS STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 39437 Schedule Number: 2284-07-016, 2284-07-017, 2284-08-011 RECEIVED 02 DEC 12 PM 12:23 BOARD OF ASSESSMENT APPEALS
Petitioner: PLATTE STREET LIMITED PARTNERSHIP v. Respondent: DENVER COUNTY BOARD OF EQUALIZATION	
Attorneys for Denver County Board of Equalization J. Wallace Wortham, Jr. #5969 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 2001 Actual Values)	

Petitioner, PLATTE STREET LIMITED PARTNERSHIP, and Respondent, Denver Board of Equalization, hereby enter into this Stipulation regarding the tax year 2001 valuation of the subject property, and jointly move the Board of Assessment Appeals to enter its order based on this Stipulation.

The Petitioner and Respondent agree and stipulate as follows:

1. The property subject to this Stipulation is described as:

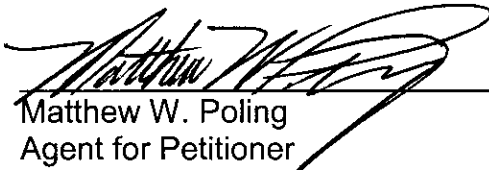
 1548-1620 Platte Street and 2315 15th Street

2. The subject property is classified as residential property, consisting of apartment buildings and unimproved land property.

3. Attachment A reflects the actual values of the subject property, as assigned by the Assessor for tax year 2001.
4. Attachment B reflects the actual values of the subject property after a timely appeal, as assigned by the Board of Equalization.
5. After further review and negotiation, the Petitioner and Respondent agree to the tax year 2001 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 year 2001.
7. Brief narrative as to why the reduction was made:

Reconsideration of comparable sales data.
8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on December 19, 2002 at 8:30 a.m. be vacated.

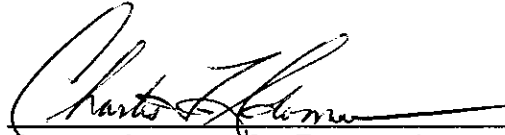
DATED this 9th day of December, 2002.


Matthew W. Poling
Agent for Petitioner

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Docket Number: 39437


County Attorney for Respondent
Board of Equalization

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ATTACHMENT A

ACTUAL VALUES, AS ASSIGNED BY THE ASSESSOR

Docket Number 39437

Schedule Number	Land Value	Improvement Value	Total Actual Value
2284-07-016	\$1,582,000	\$ 0	\$ 1,582,000
2284-07-017	\$ 450,000	\$10,394,900	\$10,844,900
2284-08-011	\$1,205,900	\$ 0	\$ 1,205,900
2284-08-015	\$2,367,300	\$21,982,900	\$24,350,200

ATTACHMENT B

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

Docket Number 39437

Schedule Number	Land Value	Improvement Value	Total Actual Value
2284-07-016	\$1,582,000	\$ 0	\$ 1,582,000
2284-07-017	\$ 450,000	\$10,394,900	\$10,844,900
2284-08-011	\$1,205,900	\$ 0	\$ 1,205,900
2284-08-015	\$2,367,300	\$21,982,900	\$24,350,200

ATTACHMENT C

ACTUAL VALUES, AS AGREED TO BY ALL PARTIES

Docket Number 39437

Schedule Number	Land Value	Improvement Value	Total Actual Value
2284-07-016	\$1,582,000	\$ 0	\$ 1,582,000
2284-07-017	\$ 450,000	\$ 8,604,300	\$ 9,054,300
2284-08-011	\$1,205,900	\$ 0	\$ 1,205,900
2284-08-015	\$2,367,300	\$20,640,500	\$23,007,800