

<p><b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203</p> <hr/> <p>Petitioner:</p> <p><b>PR X LLC,</b></p> <p>v.</p> <p>Respondent:</p> <p><b>DENVER COUNTY BOARD OF EQUALIZATION.</b></p>	
<p>Attorney or Party Without Attorney for the Petitioner:</p> <p>Name: Flanagan/Bilton Spero N. Kopitas</p> <p>Address: 200 E Randolph Dr #6900 Chicago, IL 60601</p> <p>Phone Number: (312) 782-5000</p>	<p><b>Docket Number: 40410</b></p>
<p><b>ORDER ON STIPULATION</b></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.: 09101-00-021-000+1**

**Category: Valuation                      Property Type: Residential**
2. Petitioner is protesting the 2002 actual value of the subject property.

3. The parties agreed that the 2002 actual value of the subject property should be reduced to:

See Attached Stipulation

4. The Board concurs with the Stipulation.

**ORDER:**

Respondent is ordered to reduce the 2002 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 12<sup>th</sup> day of November, 2003.

This decision was put on the record

\_\_\_\_\_  
November, 2003

**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

Jackie J. Brown  
Jackie J. Brown



<b>BOARD OF ASSESSMENT APPEALS</b> <b>STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	9101-00-020 9101-00-021 Docket Number: 40410 Schedule Number: 9101-00-020 9101-00-021
Petitioner:  <b>PR X LLC</b>  v.  Respondent:	
<b>DENVER COUNTY BOARD OF EQUALIZATION</b>	
Attorneys for Denver County Board of Equalization  Cole Finegan #16853 City Attorney  Maria Kayser #15597 Assistant City Attorney 201 West Colfax Avenue, Dept. 1207 Denver, Colorado 80202 Telephone: 720-913-3275 Facsimile: 720-913-3180	
<b>STIPULATION (AS TO TAX YEAR 2002 ACTUAL VALUES)</b>	

Petitioner, PR X LLC, and Respondent, DENVER COUNTY BOARD OF EQUALIZATION, hereby enter into this Stipulation regarding the tax year 2002 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:

4601 and 4700 S. Balsam Way  
 Denver, Colorado

2. The subject parcels are classified: #9101-00-020 as residential property and #9101-00-021 as commercial property. See paragraph number 5.

3. Attachment A reflects the actual values of the subject property, as assigned by the Assessor for tax year 2002.

4. Attachment B reflects the actual values of the subject property 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 2002 actual values of the subject property, as shown on Attachment C. It is also agreed that the classification of parcel 9101-00-020-000 shall remain as residential, but that the classification of parcel 9101-00-021-000 shall be changed from commercial to residential.

6. The valuations, as established on Attachment C, shall be binding with respect to only tax year 2002.

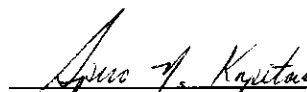
7. Brief narrative as to why the reduction was made:

Reconsideration of the development status of the properties.

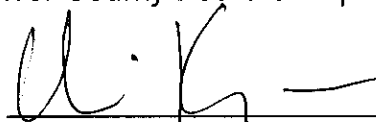
8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on September 26, 2003 at 10:30 a.m. be vacated.

DATED this 12 day of November, 2003.

Agent for Petitioner

  
Spero N. Kopitas  
Flanagan/Bilton  
200 E. Randolph Dr. #6900  
Chicago, IL 60601

Denver County Board of Equalization

By:   
Maria Kayser #15597  
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201 West Colfax Avenue, Dept. 1207  
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Docket Number: 40410

**ATTACHMENT A**

ACTUAL VALUES, AS ASSIGNED BY THE ASSESSOR

Docket Number 40410

Schedule Number	Land Value	Improvement Value	Total Actual Value
9101-00-020	\$ 2,552,200	\$ 4,940,100	\$ 7,492,300
9101-00-021	\$ 1,714,300	\$ 0	\$ 1,714,300

**ATTACHMENT B**

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

Docket Number 40410

Schedule Number	Land Value	Improvement Value	Total Actual Value
9101-00-020	\$ 2,552,200	\$ 4,940,100	\$ 7,492,300
9101-00-021	\$ 1,714,300	\$ 0	\$ 1,714,300

**ATTACHMENT C**

ACTUAL VALUES, AS AGREED TO BY ALL PARTIES

Docket Number 40410

Schedule Number	Land Value	Improvement Value	Total Actual Value
9101-00-020	\$ 2,552,200	\$ 4,940,100	\$ 7,492,300
9101-00-021	\$ 1,714,300	\$ 0	\$ 1,714,300