

<b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	
Petitioner:  <b>CITY CENTER ASSOCS.,</b>  v.  Respondent:  <b>DENVER COUNTY BOARD OF EQUALIZATION.</b>	
Attorney or Party Without Attorney for the Petitioner:  Name: Ronald S. Loser, Esq. Robinson, Waters and O'Dorisio Address: 1099 18 <sup>th</sup> Street, Suite 2600 Denver, CO 80202-1926 Phone Number: 303.297.2600	<b>Docket Number: 42636</b>
<b>ORDER ON STIPULATION</b>	

**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.: 02345-15-025-000**  
  
**Category: Valuation      Property Type: Commercial**
2. Petitioner is protesting the 2003 actual value of the subject property.

3. The parties agreed that the 2003 actual value of the subject property should be reduced to:

[PLEASE REFERENCE ATTACHED STIPULATION]

4. The Board concurs with the Stipulation.

**ORDER:**

Respondent is ordered to reduce the 2003 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 9<sup>th</sup> day of October, 2004.

This decision was put on the record

October 8, 2004

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

**BOARD OF ASSESSMENT APPEALS**

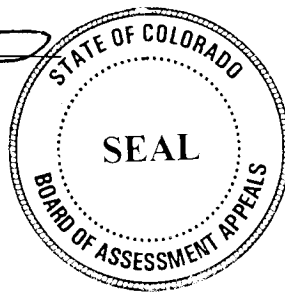
*Karen E Hart*

Karen E. Hart

*Debra A. Baumbach*

Debra A. Baumbach

*Keela K. Steele*  
Keela K. Steele



<b>BOARD OF ASSESSMENT APPEALS</b> <b>STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number:  42636  Schedule Numbers:  2345-15-025 2345-15-027 OCT-8 PM 12:12 RECEIVED BOARD OF ASSESSMENT APPEALS
Petitioner:  <b>CITY CENTER ASSOCS</b>  v.  Respondent:  <b>DENVER COUNTY BOARD OF EQUALIZATION</b>	
Attorneys for Denver County Board of Equalization  Cole Finegan #16853 City Attorney  Laurie J. Heydman #17839 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 2003 ACTUAL VALUES)</b>	

Petitioner, CITY CENTER ASSOCS, and Respondent, DENVER COUNTY BOARD OF EQUALIZATION, hereby enter into this Stipulation regarding the tax year 2003 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:  
  
633 Seventeenth Street and 1720 California Street misc.  
Denver, Colorado
  
2. The subject properties are classified as commercial properties.

3. Attachment A reflects the actual values of the subject properties, as assigned by the Assessor for tax year 2003.

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 2003 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 2003.

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

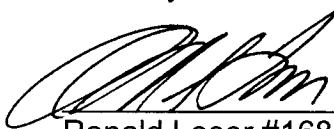
An adjustment to the income approach resulted in a reduction of value for parcel 2345-15-025. No change to tie-back parcel 2345-15-027.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on October 26, 2004 at 1:00 p.m. be vacated.


DATED this 7<sup>th</sup> day of October, 2004.

Attorney for Petitioner

Denver County Board of Equalization



Ronald Loser #1685  
Robinson, Waters and O'Dorisio  
1099 18th Street  
Suite 2600  
Denver, CO 80202-1926  
303-297-2600

By:   
Laurie J. Heydman #17839  
Assistant City Attorney  
201 West Colfax Avenue, Dept. 1207  
Denver, CO 80202  
Telephone: 720-913-3275  
Fax: 720-913-3180

Docket Number: 42636

**ATTACHMENT A**

**ACTUAL VALUES, AS ASSIGNED BY THE ASSESSOR**

Docket Number 42636

Schedule Number	Land Value	Improvement Value	Total Actual Value
2345-15-025	\$ 1,574,100	\$41,481,000	\$43,055,100
2345-15-027	\$ 468,900	\$ 0	\$ 468,900

**ATTACHMENT B**

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

Docket Number 42636

Schedule Number	Land Value	Improvement Value	Total Actual Value
2345-15-025	\$ 1,574,100	\$41,481,000	\$43,055,100
2345-15-027	\$ 468,900	\$ 0	\$ 468,900

**ATTACHMENT C**

ACTUAL VALUES, AS AGREED TO BY ALL PARTIES

Docket Number 42636

Schedule Number	Land Value	Improvement Value	Total Actual Value
2345-15-025	\$ 1,574,100	\$41,107,900	\$42,682,000
2345-15-027	\$ 468,900	\$ 0	\$ 468,900