

<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>ARCHSTONE COMMUNITIES TRUST,</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: Ronald S. Loser, Esq. Robinson, Waters and O'Dorisio</p> <p>Address: 1099 18<sup>th</sup> Street, Suite 2600 Denver, CO 80202-1926</p> <p>Phone Number: 303.297.2600</p>	<p><b>Docket Number: 42638</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.: 2332-12-007+2**

**Category: Valuation      Property Type: Residential**
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 10<sup>th</sup> day of September, 2004.

This decision was put on the record

September 9, 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:  42638  Schedule Numbers:  2332-12-007 2332-13-016 2332-14-034  SEP 9 2003 BOARD OF ASSESSMENT APPEALS DENVER
Petitioner:	
<b>ARCHSTONE COMMUNITIES TRUST</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 2003 ACTUAL VALUES)</b>	

Petitioner, ARCHSTONE COMMUNITIES TRUST, and Respondent, DENVER COUNTY BOARD OF EQUALIZATION, hereby enter into this Stipulation regarding the tax year 2003 valuation of the subject property, and jointly move the Board of Assessment Appeals to enter its order based on this Stipulation.

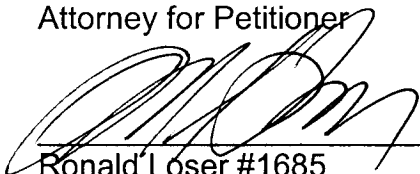
The Petitioner(s) and Respondent agree and stipulate as follows:

1. The property subject to this Stipulation is described as:  
  
 2101 15th Street, 1550 Little Raven Street, 1460 Little Raven Street  
 Denver, Colorado
  
2. The subject property is classified as residential property, consisting of an apartment building with a parking structure, plus two land parcels.

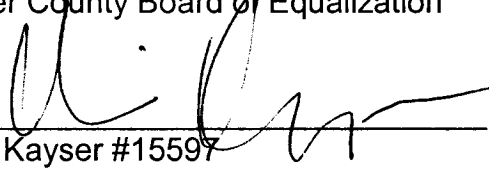
3. Attachment A reflects the actual values of the subject property, as assigned by the Assessor for tax year 2003.
4. Attachment B reflects the actual values of the subject property after a timely appeal, as assigned by the Denver County Board of Equalization.
5. After further review and negotiation, the Petitioner and Respondent agree to the tax year 2003 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 2003.
7. Brief narrative as to why the reduction was made:  
  
Reconsideration of comparable market sales.
8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on September 20, 2004 at 1:00 p.m. be vacated.

DATED this 20<sup>th</sup> day of September, 2004.

Attorney for Petitioner

  
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Ronald Loser #1685  
Robinson, Waters and O'Dorizio  
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Denver, CO 80202-1926  
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Denver County Board of Equalization

By:   
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Docket Number: 42638

**ATTACHMENT A**

ACTUAL VALUES, AS ASSIGNED BY THE ASSESSOR

Docket Number 42638

Schedule Number	Land Value	Improvement Value	Total Actual Value
2332-12-007	\$3,033,600	\$ 88,800	\$ 3,122,400
2332-13-016	\$1,274,800	\$ 0	\$ 1,274,800
2332-14-034	\$8,684,300	\$15,480,500	\$24,164,800

**ATTACHMENT B**

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

Docket Number 42638

Schedule Number	Land Value	Improvement Value	Total Actual Value
2332-12-007	\$3,033,600	\$ 88,800	\$ 3,122,400
2332-13-016	\$1,274,800	\$ 0	\$ 1,274,800
2332-14-034	\$8,684,300	\$15,480,500	\$24,164,800

**ATTACHMENT C**

ACTUAL VALUES, AS AGREED TO BY ALL PARTIES

Docket Number 42638

Schedule Number	Land Value	Improvement Value	Total Actual Value
2332-12-007	\$3,033,600	\$ 88,800	\$ 3,122,400
2332-13-016	\$1,274,800	\$ 0	\$ 1,274,800
2332-14-034	\$8,684,300	\$14,334,100	\$23,018,400