

<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>COOK STREET ASSOCS I LP&amp; CSA II LP,</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'Doriso</p> <p>Address: 1099 18<sup>th</sup> Street, Suite 2600 Denver, Colorado 80202-1926</p> <p>Phone Number: 303-297-2600</p> <p>Attorney Reg. No.: 1685</p>	<p><b>Docket Numbers: 42626 and 42654</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 Nos.: 05125-11-046-000 and 05125-11-047-000**

**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:

SEE 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 24<sup>th</sup> day of June, 2004.

This decision was put on the record

June 23, 2004

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

Mary J. Helfer  
Mary J. Helfer

**BOARD OF ASSESSMENT APPEALS**

Karen E. Hart  
Karen E. Hart

Debra A. Baumbach  
Debra A. Baumbach



<b>BOARD OF ASSESSMENT APPEALS</b> <b>STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Numbers:  42626 and 42654  Schedule Numbers:  5125-11-046 5125-11-047
Petitioner:  <b>COOK STREET ASSOCIATES I &amp; II LP</b>  v.  Respondent:	
<b>DENVER COUNTY BOARD OF EQUALIZATION</b> Attorneys for Denver County Board of Equalization  Cole Finegan #16853 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	
<b>STIPULATION (AS TO TAX YEAR 2003 ACTUAL VALUES)</b>	

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DENVER, COLORADO

Petitioner, COOK STREET ASSOCIATES I LP, 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:  
  
3329-3333 E. Bayaud Avenue and 1 S. Madison Street  
Denver, Colorado
  
2. The subject property is classified as multi-residential property and a parking structure.

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 June 15, 2004 at 8:30 a.m. be vacated.

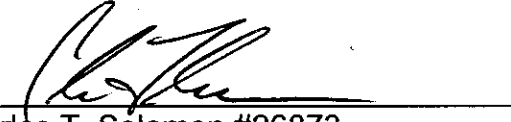
DATED this 18<sup>th</sup> day of June, 2004.

Attorney for Petitioner

 #1685

Ronald Loser  
Robinson, Waters and O'Dorisio  
1099 18th Street  
Suite 2600  
Denver, CO 80202-1926 Cook Street  
Associates I LP  
303-297-2600

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  
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Docket Numbers: 42626 and 42654

**ATTACHMENT A**

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

Docket Numbers 42626 and 42654

Schedule Number	Land Value	Improvement Value	Total Actual Value
5125-11-046	\$ 4,975,100	\$38,109,900	\$43,085,000
5125-11-047	\$ 3,080,800	\$ 4,089,200	\$ 7,170,000

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**ATTACHMENT B**

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

Docket Numbers 42626 and 42654

Schedule Number	Land Value	Improvement Value	Total Actual Value
5125-11-046	\$ 4,975,100	\$38,109,900	\$43,085,000
5125-11-047	\$ 3,080,800	\$ 4,089,200	\$ 7,170,000

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DENVER COUNTY BOARD OF EQUALIZATION

**ATTACHMENT C**

ACTUAL VALUES, AS AGREED TO BY ALL PARTIES

Docket Numbers 42626 and 42654

Schedule Number	Land Value	Improvement Value	Total Actual Value
5125-11-046	\$ 4,975,100	\$35,924,900	\$40,900,000
5125-11-047	\$ 3,080,800	\$ 4,089,200	\$ 7,170,000

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