

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 42681
Petitioner: CAPITOL HILL ASSOCIATES, v. Respondent: DENVER COUNTY BOARD OF EQUALIZATION.	
ORDER ON STIPULATION	

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.: 02349-08-005-000 +5

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:

Total Value: \$6,750,000

(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 AND MAILED this 10th day of December 2005.

BOARD OF ASSESSMENT APPEALS

This decision was put on record

December 8, 2005

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

Keela Steele

Keela Steele



BOARD OF ASSESSMENT APPEALS STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	
Petitioner: CAPITOL HILL ASSOCIATES v. Respondent:	Docket Number: 42681 Schedule Numbers:
DENVER COUNTY BOARD OF EQUALIZATION 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	2349-08-005 2354-08-030 2355-20-036 2355-26-010 2355-26-024 5031-01-031
STIPULATION (AS TO TAX YEAR 2003 ACTUAL VALUES)	

STATE OF COLORADO
BOARD OF ASSESSMENT APPEALS
2005 DEC - 7 PM 2:00

Petitioner, CAPITOL HILL ASSOCIATES, 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:

1825 Logan St., 1746 Clarkson St., 1601 E. 17th Ave., 1901 E. 16th Ave.,
1665 Race St., 701 E. 14th
Denver, Colorado
2. The subject properties are classified as multi-residential 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.

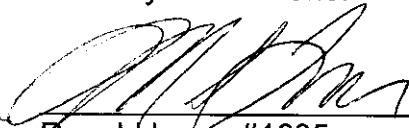
7. Brief narrative as to why the reduction was made:

Market sales support varied adjustments to the six individual apartment properties filed under this docket number.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on November 29, 2005 at 3:00 p.m. be vacated.

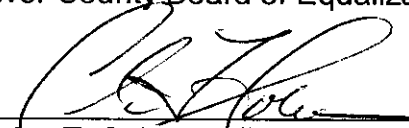
DATED this 5th day of December, 2005.

Attorney for Petitioner



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Robinson, Waters and O'Dorisio
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Denver County Board of Equalization

By: 

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Docket Number: 42681

ATTACHMENT A

ACTUAL VALUES, AS ASSIGNED BY THE ASSESSOR

Docket Number 42681

Schedule Number	Land Value	Improvement Value	Total Actual Value
2349-08-005	\$ 134,000	\$1,893,300	\$2,027,300
2354-08-030	\$ 243,800	\$ 690,200	\$ 934,000
2355-20-036	\$ 449,000	\$ 466,000	\$ 915,000
2355-26-010	\$ 294,000	\$ 863,700	\$1,157,700
2355-26-024	\$ 359,600	\$ 887,300	\$1,246,900
5031-01-031	\$ 123,300	\$1,670,900	\$1,794,200

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

Docket Number 42681

Schedule Number	Land Value	Improvement Value	Total Actual Value
2349-08-005	\$ 134,000	\$1,633,800	\$1,767,800
2354-08-030	\$ 243,800	\$ 690,200	\$ 934,000
2355-20-036	\$ 449,000	\$ 466,000	\$ 915,000
2355-26-010	\$ 294,000	\$ 656,000	\$ 950,000
2355-26-024	\$ 359,600	\$ 887,300	\$1,246,900
5031-01-031	\$ 123,300	\$1,670,900	\$1,794,200

ATTACHMENT C**ACTUAL VALUES, AS AGREED TO BY ALL PARTIES**

Docket Number 42681

Schedule Number	Land Value	Improvement Value	Total Actual Value
2349-08-005	\$ 134,000	\$1,266,000	\$1,400,000
2354-08-030	\$ 243,800	\$ 572,000	\$ 815,800
2355-20-036	\$ 449,000	\$ 351,000	\$ 800,000
2355-26-010	\$ 294,000	\$ 606,000	\$ 900,000
2355-26-024	\$ 359,600	\$ 680,400	\$1,040,000
5031-01-031	\$ 123,300	\$1,670,900	\$1,794,200