

**BOARD OF ASSESSMENT APPEALS,
STATE OF COLORADO**
1313 Sherman Street, Room 315
Denver, Colorado 80203

Docket Number: 42855

Petitioner:

PR X LLC,

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.: 09101-00-020-000 +1

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: \$28,896,200

(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 12th day of January 2006.


BOARD OF ASSESSMENT APPEALS

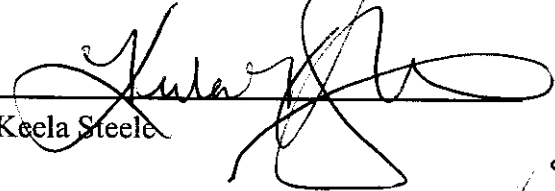
This decision was put on record

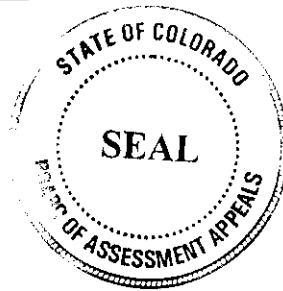
January 11, 2006


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


Keela Steele



BOARD OF ASSESSMENT APPEALS STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	
Petitioner: PR X LLC v. Respondent:	Docket Number: 42855 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	9101-00-020 and 9101-00-021 2006 JAN 11 PM 12: 20 STATE OF COLORADO BOARD OF ASSESSMENT APPEALS
STIPULATION (AS TO TAX YEAR 2003 ACTUAL VALUES)	

Petitioner, PR X LLC, 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:

4700 S. Balsam Way
Denver, Colorado

2. The subject properties are classified as residential apartments.

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:

Sales support a value of \$30,750,000 adjusted for 93% complete for 2003 new construction.

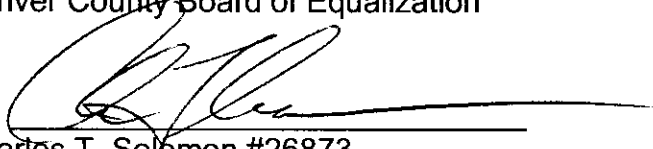
8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on January 18, 2005 at 8:30 a.m. be vacated.

DATED this 9th day of January, 2005.

Agent for Petitioner


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

Denver County Board of Equalization

By: 
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Docket Number: 42855

ATTACHMENT A

ACTUAL VALUES, AS ASSIGNED BY THE ASSESSOR

Docket Number 42855

Schedule Number	Land Value	Improvement Value	Total Actual Value
9101-00-020	\$ 2,552,200	\$28,066,800	\$30,619,000
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 42855

Schedule Number	Land Value	Improvement Value	Total Actual Value
9101-00-020	\$ 2,552,200	\$16,278,700	\$18,830,900
9101-00-021	\$ 1,714,300	\$ 11,788,100	\$13,502,400

ATTACHMENT C

ACTUAL VALUES, AS AGREED TO BY ALL PARTIES

Docket Number 42855

Schedule Number	Land Value	Improvement Value	Total Actual Value
9101-00-020	\$ 2,552,200	\$14,285,200	\$16,837,400
9101-00-021	\$ 1,714,300	\$10,344,500	\$12,058,800