

<b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	
<hr/> Petitioner:  <b>POST APARTMENT HOMES LP,</b>  v.  Respondent:  <b>DENVER COUNTY BOARD OF EQUALIZATION.</b>	
Attorney or Party Without Attorney for the Petitioner:  Name:                    Howard M. Licht Licht & Company, Inc. Address:                9101 E. Kenyon Ave., Ste. 3900 Denver, CO 80237 Phone Number:        303.575.9306	<b>Docket Number: 42867</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.: 02349-02-028-000+3**  
  
**Category: Valuation            Property Type: Mixed Use**
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 11<sup>th</sup> day of March, 2005.

**BOARD OF ASSESSMENT APPEALS**

This decision was put on the record

March 9, 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 K. Steele



BOARD OF ASSESSMENT APPEALS  
CORNER - 9 11/12/42

<b>BOARD OF ASSESSMENT APPEALS</b> <b>STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	
Petitioner:  <b>POST APARTMENT HOMES, LP</b>  v.  Respondent:	Docket Number:  42867
<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	Schedule Numbers:  2349-02-028 2349-03-009 2349-04-025 2349-10-030
<b>STIPULATION (AS TO TAX YEAR 2003 ACTUAL VALUES)</b>	

Petitioner, POST APARTMENT HOMES, LP, 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:

601-695 E. 19<sup>th</sup> Ave., 505-595 E. 19<sup>th</sup> Ave., 1955-1999 Pennsylvania St.,  
502-516 E. 19<sup>th</sup> Ave.  
Denver, Colorado

2. The subject properties are classified as mixed use property consisting of commercial and 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:

Reconsideration of comparable sales.

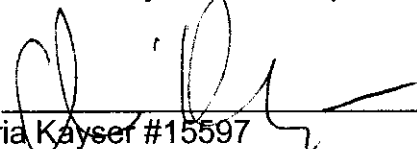
8. A hearing has not been scheduled before the Board of Assessment Appeals.

DATED this 28<sup>th</sup> day of March, 2005.

Agent for Petitioner

  
Howard Licht, ~~President~~ Agent  
Licht & Company  
9101 East Kenyon Avenue  
Suite 3900  
Denver, CO 80237  
(303) 575-9306

Denver County Board of Equalization

By:   
Maria Kayser #15597  
Assistant City Attorney  
201 West Colfax Avenue, Dept. 1207  
Denver, CO 80202  
Telephone: 720-913-3275  
Fax: 720-913-3180

Docket Number: 42867

**ATTACHMENT A**

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

Docket Number 42867

Schedule Number	Land Value	Improvement Value	Total Actual Value
2349-02-028			
Commercial	\$ 113,100	\$ 634,900	\$ 748,000
Residential	<u>\$2,713,200</u>	<u>\$31,911,800</u>	<u>\$34,625,000</u>
Total	\$2,826,300	\$32,546,700	\$35,373,000
2349-03-009			
Commercial	\$ 141,300	\$ 1,152,900	\$ 1,294,200
Residential	<u>\$2,685,000</u>	<u>\$32,008,408</u>	<u>\$34,693,408</u>
Total	\$2,826,300	\$33,161,308	\$35,987,608
2349-04-025			
Commercial	\$ 61,200	\$ 616,600	\$ 677,800
Residential	<u>\$ 958,500</u>	<u>\$18,809,708</u>	<u>\$19,768,208</u>
Total	\$1,019,700	\$19,426,308	\$20,446,008
2349-10-030			
Commercial	\$ 168,900	\$ 307,000	\$ 475,900
Residential	<u>\$ 886,800</u>	<u>\$15,441,600</u>	<u>\$16,328,400</u>
Total	\$1,055,700	\$15,748,600	\$16,804,300

**ATTACHMENT B**

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

Docket Number 42867

Schedule Number	Land Value	Improvement Value	Total Actual Value
2349-02-028			
Commercial	\$ 113,100	\$ 634,900	\$ 748,000
Residential	<u>\$2,713,200</u>	<u>\$31,911,800</u>	<u>\$34,625,000</u>
Total	\$2,826,300	\$32,546,700	\$35,373,000
2349-03-009			
Commercial	\$ 141,300	\$ 1,152,900	\$ 1,294,200
Residential	<u>\$2,685,000</u>	<u>\$32,008,408</u>	<u>\$34,693,408</u>
Total	\$2,826,300	\$33,161,308	\$35,987,608
2349-04-025			
Commercial	\$ 61,200	\$ 616,600	\$ 677,800
Residential	<u>\$ 958,500</u>	<u>\$18,809,708</u>	<u>\$19,768,208</u>
Total	\$1,019,700	\$19,426,308	\$20,446,008
2349-10-030			
Commercial	\$ 168,900	\$ 307,000	\$ 475,900
Residential	<u>\$ 886,800</u>	<u>\$15,441,600</u>	<u>\$16,328,400</u>
Total	\$1,055,700	\$15,748,600	\$16,804,300

**ATTACHMENT C**

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

Docket Number 42867

Schedule Number	Land Value	Improvement Value	Total Actual Value
2349-02-028			
Commercial	\$ 113,100	\$ 634,900	\$ 748,000
Residential	<u>\$2,713,200</u>	<u>\$33,617,500</u>	<u>\$36,330,700</u>
Total	\$2,826,300	\$34,252,400	\$37,078,700
2349-03-009			
Commercial	\$ 141,300	\$ 1,152,900	\$ 1,294,200
Residential	<u>\$2,685,000</u>	<u>\$26,068,200</u>	<u>\$28,753,200</u>
Total	\$2,826,300	\$27,221,100	\$30,047,400
2349-04-025			
Commercial	\$ 61,200	\$ 616,600	\$ 677,800
Residential	<u>\$ 958,500</u>	<u>\$15,425,000</u>	<u>\$16,383,500</u>
Total	\$1,019,700	\$16,041,600	\$17,061,300
2349-10-030			
Commercial	\$ 168,900	\$ 307,000	\$ 475,900
Residential	<u>\$ 886,800</u>	<u>\$12,645,800</u>	<u>\$13,532,600</u>
Total	\$1,055,700	\$12,952,800	\$14,008,500