

<p>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203</p> <hr/> <p>Petitioner:</p> <p>EQR CONNOR, LLC,</p> <p>v.</p> <p>Respondent:</p> <p>DENVER COUNTY BOARD OF EQUALIZATION.</p>	
<p>Attorney or Party Without Attorney for the Petitioner:</p> <p>Name: Jack P. Hanna CBIZ Property Tax Solutions, Inc.</p> <p>Address: P.O. Box 2798 Littleton, CO 80161-2798</p> <p>Phone Number: 303.850.9945</p>	<p>Docket Number: 43010</p>
<p>ORDER ON STIPULATION</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.: 07081-00-067-000+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:

[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.

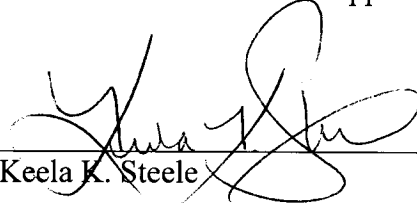
The Denver County Assessor is directed to change his/her records accordingly.

DATED/MAILED this 18th day of November, 2004.

This decision was put on the record

November 16, 2004

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


Keela K. Steele

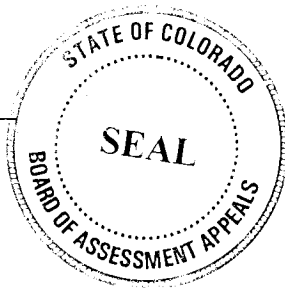
BOARD OF ASSESSMENT APPEALS



Karen E. Hart



Debra A. Baumbach



BOARD OF ASSESSMENT APPEALS STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 43010 Schedule Numbers: 7081-00-067 7084-00-086 RECEIVED NOV 16 PM 1:09 BOARD OF ASSESSMENT APPEALS
Petitioner: EQR CONNOR LLC v. Respondent: 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	
STIPULATION (AS TO TAX YEAR 2003 ACTUAL VALUES)	

Petitioner, EQR CONNOR 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:


4600 S. Monaco Street
Denver, Colorado
2. The subject properties are classified as residential (consisting of an apartment building and parking) 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 market sales.
8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on November 5, 2004 at 8:30 a.m. be vacated.


DATED this 15th day of November, 2004.

Agent for Petitioner



CEIZ Property Tax Solutions, Inc.
PO Box 2798
Littleton, CO 80161

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
Fax: 720-913-3180

Docket Number: 43010

ATTACHMENT A

ACTUAL VALUES, AS ASSIGNED BY THE ASSESSOR

Docket Number 43010

Schedule Number	Land Value	Improvement Value	Total Actual Value
7081-00-067	\$ 1,168,500	\$ 0	\$ 1,168,500
7084-00-086	\$ 5,009,600	\$40,769,200	\$45,778,800

ATTACHMENT B

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

Docket Number 43010

Schedule Number	Land Value	Improvement Value	Total Actual Value
7081-00-067	\$ 1,168,500	\$ 0	\$ 1,168,500
7084-00-086	\$ 5,009,600	\$40,769,200	\$45,778,800

ATTACHMENT C

ACTUAL VALUES, AS AGREED TO BY ALL PARTIES

Docket Number 43010

Schedule Number	Land Value	Improvement Value	Total Actual Value
7081-00-067	\$ 1,168,500	\$ 0	\$ 1,168,500
7084-00-086	\$ 5,009,600	\$40,141,900	\$45,151,500