

<p>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203</p> <hr/> <p>Petitioner:</p> <p>POST APARTMENT HOMES LP,</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: Howard M. Licht Licht & Company, Inc.</p> <p>Address: 9101 E. Kenyon Ave., Ste. 3900 Denver, CO 80237</p> <p>Phone Number: 303.575.9306</p>	<p>Docket Number: 43652</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.: 02349-02-028-000+3

Category: Valuation Property Type: Commercial
2. Petitioner is protesting the 2004 actual value of the subject property.

3. The parties agreed that the 2004 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 2004 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 17th day of March, 2005.

This decision was put on the record

March 15, 2005

BOARD OF ASSESSMENT APPEALS

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
Keela K. Steele



BOARD OF ASSESSMENT APPEALS STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	
Petitioner: POST APARTMENT HOMES, LP v. Respondent: DENVER COUNTY BOARD OF EQUALIZATION	Docket Number: 43652 Schedule Numbers:
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	2349-02-028 2349-03-009 2349-04-025 2349-10-030 CO 13915 PM 12:30
STIPULATION (AS TO TAX YEAR 2004 ACTUAL VALUES)	

Petitioner, POST APARTMENT HOMES, LP, and Respondent, DENVER COUNTY BOARD OF EQUALIZATION, hereby enter into this Stipulation regarding the tax year 2004 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. 19th Ave., 505-595 E. 19th Ave., 1955-1999 Pennsylvania St.,
502-516 E. 19th 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 2004.
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 2004 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 2004.
7. Brief narrative as to why the reduction was made:

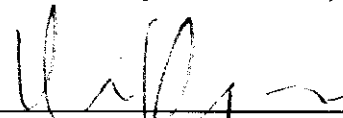
Reconsideration of comparable sales.
8. A hearing has not been scheduled before the Board of Assessment Appeals.

DATED this 11th day of March, 2005.

Agent for Petitioner


Howard Licht, President
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: 43652

ATTACHMENT A

ACTUAL VALUES, AS ASSIGNED BY THE ASSESSOR

Docket Number 43652

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 43652

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 43652

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