

<p>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203</p> <hr/> <p>Petitioner:</p> <p>77 COMPANY,</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: Mike Walter 1st Net Real Estate Services, Inc.</p> <p>Address: 3333 S. Wadsworth Blvd., Ste. 200 Lakewood, CO 80227</p> <p>Phone Number: 720.962.5750</p>	<p>Docket Number: 44175</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.: 05323-00-013-000

Category: Valuation Property Type: Residential
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:

Land:	\$ 1,420,100.00
Improvements:	<u>\$21,779,900.00</u>
Total:	\$23,200,000.00

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 29th day of April, 2005.

BOARD OF ASSESSMENT APPEALS

This decision was put on the record

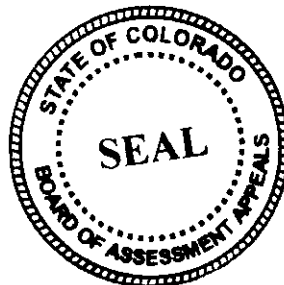
April 27, 2005

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
Keela K. Steele



BOARD OF ASSESSMENT APPEALS STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 44175 Schedule Number: 5323-00-013 COURT 27 PM 1:26
Petitioner: 77 COMPANY v. Respondent: DENVER COUNTY BOARD OF EQUALIZATION	
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	
STIPULATION (AS TO TAX YEAR 2004 ACTUAL VALUE)	

Petitioner, 77 COMPANY, and Respondent, DENVER COUNTY BOARD OF EQUALIZATION, hereby enters into this Stipulation regarding the tax year 2004 valuation of the subject property, 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 property subject to this Stipulation is described as:

3301 S. Irving Street
Denver, Colorado

2. The subject property is classified as residential property.

3. The County Assessor originally assigned the following actual value on the subject property for tax year 2004.

Land	\$ 1,420,100.00
Improvements	\$ <u>22,916,700.00</u>
Total	\$ 24,336,800.00

4. After appeal to the Denver County Board of Equalization, the Denver County Board of Equalization valued the subject property as follows:

Land	\$ 1,420,100.00
Improvements	\$ <u>22,916,700.00</u>
Total	\$ 24,336,800.00

5. After further review and negotiation, the Petitioner and Denver County Board of Equalization agree to the following actual value for the subject property for tax year 2004.

Land	\$ 1,420,100.00
Improvements	\$ <u>21,779,900.00</u>
Total	\$ 23,200,000.00

6. The valuations, as established above, shall be binding only with respect to tax year 2004.


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

Reconsideration of comparable market sales, and gross rent multiplier for the property.

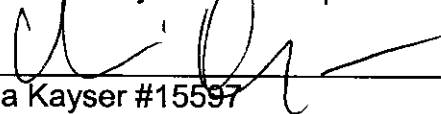
8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on May 4, 2005 at 1:00 p.m. be vacated.

DATED this 22ND day of April, 2005.

Agent for Petitioner

By: 
Mike Walter
1st Net Real Estate Services, Inc.
3333 S. Wadsworth Blvd., Suite 200
Lakewood, CO 80227
720-962-5750

Denver County Board of Equalization

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