

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	
Petitioner: CITY CENTER ASSOCS., v. Respondent: DENVER COUNTY BOARD OF EQUALIZATION.	
Attorney or Party Without Attorney for the Petitioner: Name: Ronald S. Loser, Esq. Robinson, Waters and O’Dorisio Address: 1099 18 th Street, Suite 2600 Denver, CO 80202-1926 Phone Number: 303.297.2600	Docket Number: 44380
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.: 02345-15-025-000

 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 9th day of October, 2004.

This decision was put on the record

October 8, 2004

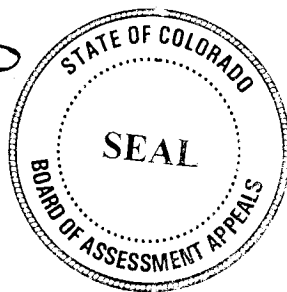
I hereby certify that this is a true and correct copy of the decision of the Board of Assessment Appeals

BOARD OF ASSESSMENT APPEALS

Karen E Hart
Karen E. Hart

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: 44380 Schedule Numbers: 2345-15-025 2345-15-027 RECEIVED OCT - 8 PM 12:12 BOARD OF ASSESSMENT APPEALS
Petitioner: CITY CENTER ASSOCS v. Respondent: DENVER COUNTY BOARD OF EQUALIZATION	
Attorneys for Denver County Board of Equalization Cole Finegan #16853 City Attorney Laurie J. Heydman #17839 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 VALUES)	

Petitioner, CITY CENTER ASSOCS, 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:

 633 Seventeenth Street and 1720 California Street misc.
 Denver, Colorado
2. The subject properties are classified as commercial properties.

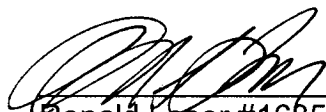
3. Attachment A reflects the actual values of the subject properties, as assigned by the Assessor for tax year 2004.
4. Attachment B reflects the actual values of the subject properties after a timely appeal, as assigned by the Denver County Board of Equalization.
5. After further review and negotiation, 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:

An adjustment to the income approach resulted in a reduction of value for parcel 2345-15-025. No change to tie-back parcel 2345-15-027.
8. A hearing has not been scheduled before the Board of Assessment Appeals.

DATED this 7th day of October, 2004.

Attorney for Petitioner

Denver County Board of Equalization



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Docket Number: 44380

ATTACHMENT A

ACTUAL VALUES, AS ASSIGNED BY THE ASSESSOR

Docket Number 44380

Schedule Number	Land Value	Improvement Value	Total Actual Value
2345-15-025	\$ 1,574,100	\$41,481,000	\$43,055,100
2345-15-027	\$ 468,900	\$ 0	\$ 468,900

ATTACHMENT B

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

Docket Number 44380

Schedule Number	Land Value	Improvement Value	Total Actual Value
2345-15-025	\$ 1,574,100	\$41,481,000	\$43,055,100
2345-15-027	\$ 468,900	\$ 0	\$ 468,900

ATTACHMENT C

ACTUAL VALUES, AS AGREED TO BY ALL PARTIES

Docket Number 44380

Schedule Number	Land Value	Improvement Value	Total Actual Value
2345-15-025	\$ 1,574,100	\$41,107,900	\$42,682,000
2345-15-027	\$ 468,900	\$ 0	\$ 468,900