

<b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	<b>Docket Number: 44391</b>
Petitioner: <b>CLAYTON STREET ASSOCIATES LLC,</b>  v.  Respondent: <b>DENVER COUNTY BOARD OF EQUALIZATION.</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.: 05122-28-015-015**  
  
**Category: Valuation      Property Type: Vacant Land**
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:  
  

**Total Value:            \$727,800**  
 (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 AND MAILED** this 29th day of June 2006.

**BOARD OF ASSESSMENT APPEALS**

This decision was put on record

June 28, 2006

*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 Steele*  
Keela Steele



<b>BOARD OF ASSESSMENT APPEALS</b> <b>STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number:  44391  Schedule Number:  5122-28-015  2006 JUN 28 PM 12:59 STATE OF COLORADO OFFICE OF ASSESSMENT APPEALS
Petitioner:  <b>CLAYTON STREET ASSOCIATES, LLC</b>  v.  Respondent:	
<b>DENVER COUNTY BOARD OF EQUALIZATION</b> Attorneys for Denver County Board of Equalization  Cole Finegan #16853 City Attorney  Max Taylor #35403 Assistant City Attorney 201 West Colfax Avenue, Dept. 1207 Denver, Colorado 80202 Telephone: 720-913-3275 Facsimile: 720-913-3180	
<b>STIPULATION (AS TO TAX YEAR 2004 ACTUAL VALUE)</b>	

Petitioner, CLAYTON STREET ASSOCIATES, LLC, 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:  
  
2375 E. 1<sup>st</sup> Ave. #CR  
Denver, Colorado 80206
  
2. The subject property is classified as vacant land property.

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

Land	\$	727,800.00
Improvements	\$	<u>0.00</u>
Total	\$	727,800.00

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

Land	\$	727,800.00
Improvements	\$	<u>0.00</u>
Total	\$	727,800.00

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	\$	727,800.00
Improvements	\$	<u>0.00</u>
Total	\$	727,800.00

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

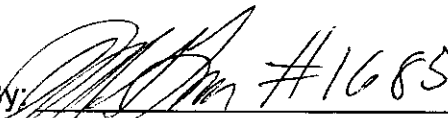
7. Brief narrative as to why the reduction was made:

It is agreed that, since this condominium unit was platted as residential, a foundation was placed beneath it, and it ultimately became residential condos, the 2004 assessment ratio should be changed from 29% to the 7.96% residential rate.


8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals be vacated.

DATED this \_\_\_\_\_ day of \_\_\_\_\_, 2006.

Petitioner

By:  #1685  
Renald Löser  
Robinson, Waters and O'Dorisio  
1099 18th Street, Suite 2600  
Denver, CO 80202-1926  
(303) 297-2600

Denver County Board of Equalization

By:   
Max Taylor #35403  
201 West Colfax Avenue, Dept. 1207  
Denver, CO 80202  
Telephone: 720-913-3275  
Fax: 720-913-3180  
Docket No: 44391