

<p>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203</p>	<p>Docket Number: 44406</p>
<p>Petitioner: CAPITOL HILL ASSOCIATES,</p> <p>v.</p> <p>Respondent: DENVER COUNTY BOARD OF EQUALIZATION.</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.: 02349-08-005-000+6

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:

Total Value: \$6,750,000

(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 2nd day of June 2006.

BOARD OF ASSESSMENT APPEALS

This decision was put on record

June 1, 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



BOARD OF ASSESSMENT APPEALS STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	
Petitioner: CAPITOL HILL ASSOCIATES v. Respondent: DENVER COUNTY BOARD OF EQUALIZATION	Docket Number: 44406 Schedule Number: 2349-08-005+5
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	
STIPULATION (AS TO TAX YEAR 2004 ACTUAL VALUES) - BAA/REAL MULTI	

Petitioner, CAPITOL HILL ASSOCIATES, 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:

- The properties subject to this Stipulation are described as:
 - 1825 Logan St.
Denver, Colorado
 - 1746 Clarkson St.
Denver, Colorado

STATE OF COLORADO
COUNTY OF DENVER
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1601 E. 17th Ave.
Denver, Colorado

1901 E. 16th Ave.
Denver, Colorado

1665 Race St.
Denver, Colorado

701 E. 14th Ave.
Denver, Colorado

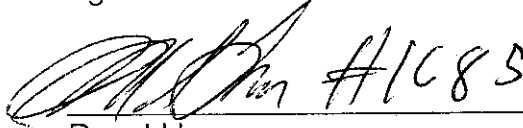
2. The subject properties are classified as residential apartment buildings.
3. Attachment A reflects the actual values of the subject properties, as assigned by the Assessor for tax year 2004.
4. Attachment B reflects the actual values of the subject properties after a timely appeal, as assigned by 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:

Market sales support varied adjustments to the six individual apartment properties filed under this docket number.


8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on July 31, 2006 at 3:00 p.m. be vacated.

DATED this 25th day of May, 2006.

Agent for Petitioner


Ronald Loser
Robinson, Waters and O'Dorisio
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Suite 2600
Denver, CO 80202-1926
(303) 297-2600

Denver County Board of Equalization

By: 
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Denver, CO 80202
Telephone: 720-913-3275
Fax: 720-913-3180
Docket Number: 44406

ATTACHMENT A

ACTUAL VALUES, AS ASSIGNED BY THE ASSESSOR

Docket Number 44406

Schedule Number	Land Value	Improvement Value	Total Actual Value
2349-08-005-000	\$ 134,000.00	\$ 1,893,300.00	\$ 2,027,300.00
2354-08-030-000	\$ 243,800.00	\$ 690,200.00	\$ 934,000.00
2355-20-036-000	\$ 449,000.00	\$ 466,000.00	\$ 915,000.00
2355-26-010-000	\$ 294,000.00	\$ 863,700.00	\$ 1,157,700.00
2355-26-024-000	\$ 359,600.00	\$ 887,300.00	\$ 1,246,900.00
5031-01-031-000	\$ 123,300.00	\$ 1,670,900.00	\$ 1,794,200.00

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STATE OF COLORADO
 DEPARTMENT OF ASSESSMENT

ATTACHMENT B

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

Docket Number 44406

Schedule Number	Land Value	Improvement Value	Total Actual Value
2349-08-005-000	\$ 134,000.00	\$ 1,633,800.00	\$ 1,767,800.00
2354-08-030-000	\$ 243,800.00	\$ 690,200.00	\$ 934,000.00
2355-20-036-000	\$ 449,000.00	\$ 466,000.00	\$ 915,000.00
2355-26-010-000	\$ 294,000.00	\$ 656,000.00	\$ 950,000.00
2355-26-024-000	\$ 359,600.00	\$ 887,300.00	\$ 1,246,900.00
5031-01-031-000	\$ 123,300.00	\$ 1,670,900.00	\$ 1,794,200.00

STATE OF COLORADO
 DEPARTMENT OF ASSESSMENT APPEALS
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ATTACHMENT C

ACTUAL VALUES, AS AGREED TO BY ALL PARTIES

Docket Number 44406

Schedule Number	Land Value	Improvement Value	Total Actual Value
2349-08-005-000	\$ 134,000.00	\$ 1,266,000.00	\$ 1,400,000.00
2354-08-030-000	\$ 243,800.00	\$ 572,000.00	\$ 815,800.00
2355-20-036-000	\$ 449,000.00	\$ 351,000.00	\$ 800,000.00
2355-26-010-000	\$ 294,000.00	\$ 606,000.00	\$ 900,000.00
2355-26-024-000	\$ 359,600.00	\$ 680,400.00	\$ 1,040,000.00
5031-01-031-000	\$ 123,300.00	\$ 1,670,900.00	\$ 1,794,200.00

STATE OF COLORADO
 DEPARTMENT OF REVENUE
 DIVISION OF ASSESSMENT
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