

<p><b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203</p>	<p><b>Docket Number: 45801</b></p>
<p>Petitioner: <b>NP BANK LOFTS ASSOCIATES LP,</b></p> <p>v.</p> <p>Respondent: <b>DENVER COUNTY BOARD OF EQUALIZATION.</b></p>	
<p><b>ORDER ON STIPULATION</b></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.: 02345-17-019-000**

**Category: Valuation      Property Type: Residential**
2. Petitioner is protesting the 2005 actual value of the subject property.
3. The parties agreed that the 2005 actual value of the subject property should be reduced to:  
  

**Total Value:            \$8,200,000**

(Reference Attached Stipulation)
4. The Board concurs with the Stipulation.

**ORDER:**

Respondent is ordered to reduce the 2005 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 17th day of January 2007.

**BOARD OF ASSESSMENT APPEALS**

This decision was put on record  
January 12, 2007

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*Karen E Hart*

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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*

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Debra A. Baumbach

*Penny Lowenthal*

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Penny Lowenthal



<b>BOARD OF ASSESSMENT APPEALS</b> <b>STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	2011 JUN 11 11:28:53  Docket Number: 45801  Schedule Number: 02345-17-019
Petitioner:  <b>NP BANK LOFTS ASSOCIATES LP</b>  v.  Respondent:  <b>DENVER COUNTY BOARD OF EQUALIZATION</b>	
Attorneys for Denver County Board of Equalization  Cole Finegan #16853 City Attorney  Charles T. Solomon #26873 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 2005 ACTUAL VALUE)</b>	

Petitioner, NP BANK LOFTS ASSOCIATES LP, and Respondent, DENVER COUNTY BOARD OF EQUALIZATION, hereby enters into this Stipulation regarding the tax year 2005 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:  
     805 17<sup>th</sup> 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 2005.

Land	\$	1,783,900.00
Improvements	\$	<u>8,027,400.00</u>
Total	\$	9,811,300.00

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

Land	\$	1,783,900.00
Improvements	\$	<u>7,094,550.00</u>
Total	\$	8,878,450.00

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 2005.

Land	\$	1,783,900.00
Improvements	\$	<u>6,416,100.00</u>
Total	\$	8,200,000.00

6. The valuations, as established above, shall be binding only with respect to tax year 2005.

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

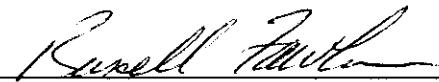
Consideration of additional sales appropriate to the subject property and application of appropriate rent restricted discounting indicated a reduction in value was warranted.

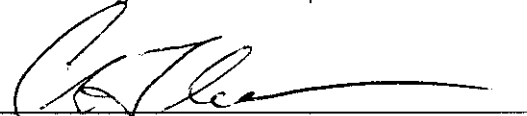
8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on January 8, 2006 at 8:30 a.m. be vacated.

DATED this 5 day of JANUARY, <sup>2007</sup>~~2006~~.

Agent for Petitioner

Denver County Board of Equalization

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Docket No: 45801

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