

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 45856
Petitioner: ERP OPERATING LTD, v. Respondent: DENVER COUNTY BOARD OF EQUALIZATION.	
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.: 00173-08-002-000

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: \$45,400,000
(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 7th day of January 2006.

BOARD OF ASSESSMENT APPEALS

This decision was put on record

January 6, 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



**BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO**

1313 Sherman Street, Room 315
Denver, Colorado 80203

Petitioner:

ERP OPERATING LP

v.

Respondent:

DENVER COUNTY BOARD OF EQUALIZATION

Attorneys for Denver County Board of Equalization

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Docket Number:

45856

Schedule Number:

0173-08-002

STIPULATION (AS TO TAX YEAR 2005 ACTUAL VALUE)

Petitioner, ERP OPERATING 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:
16199 E. 48th Ave.
Denver, Colorado
2. The subject property is classified as residential property.

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3. The County Assessor originally assigned the following actual value on the subject property for tax year 2005.

Land	\$	4,838,500.00
Improvements	\$	<u>47,817,708.00</u>
Total	\$	52,656,208.00

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

Land	\$	4,838,500.00
Improvements	\$	<u>47,817,708.00</u>
Total	\$	52,656,208.00

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	\$	4,838,500.00
Improvements	\$	<u>40,561,500.00</u>
Total	\$	45,400,000.00

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:

Sales support a value of \$45,400,000 or approximately \$95,600 per unit.

8. A hearing has not been scheduled before the Board of Assessment Appeals.

DATED this 5th day of January, 2006.

Attorney for Petitioner

Denver County Board of Equalization

By: 

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