

<b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	<b>Docket Number: 46366</b>
Petitioner: <b>COURTYARD II ASSOCIATES, LP,</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.: 01213-00-104-000**

**Category: Valuation      Property Type: Commercial Real**
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:            \$3,100,000**

(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 27th day of June 2007.

**BOARD OF ASSESSMENT APPEALS**

This decision was put on record

June 25, 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*

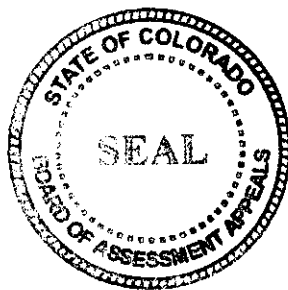
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Debra A. Baumbach

*Heather Wilcox*

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Heather Wilcox



**BOARD OF ASSESSMENT APPEALS**  
**STATE OF COLORADO**  
1313 Sherman Street, Room 315  
Denver, Colorado 80203

Petitioner:

**COURTYARD II ASSOCIATES LP**

v.

Respondent:

**DENVER COUNTY BOARD OF EQUALIZATION**

Attorneys for Denver County Board of Equalization

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Docket Number:

46366

Schedule Number:

1213-00-104

201301131100

**STIPULATION (AS TO TAX YEAR 2005 ACTUAL VALUE)**

Petitioner, COURTYARD II 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:  
7415 E. 41<sup>st</sup> Ave.  
Denver, Colorado 80207
2. The subject property is classified as commercial property.
3. The County Assessor originally assigned the following actual value on the subject property for tax year 2005.

Land	\$	572,400.00
Improvements	\$	<u>2,904,300.00</u>
Total	\$	3,476,700.00

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

Land	\$	572,400.00
Improvements	\$	<u>2,904,300.00</u>
Total	\$	3,476,700.00

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	\$	572,400.00
Improvements	\$	<u>2,527,600.00</u>
Total	\$	3,100,000.00

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:

The recognition of the subject's actual income and market performance during the base period.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on July 13, 2007 at 8:30am be vacated.

DATED this 19<sup>th</sup> day of June, 2007.

Agent for Petitioner

Denver County Board of Equalization

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