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| BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203 | Docket Number: 46386 |
| Petitioner: 2510 SOUTH UNIVERSITY COMPANY, 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.: 05253-21-026-000
 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: \$4,448,000
 (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 15th day of January 2008.

BOARD OF ASSESSMENT APPEALS

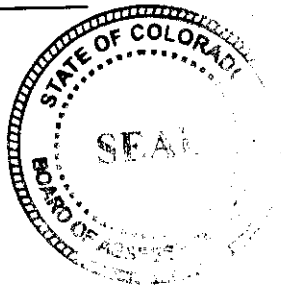
This decision was put on record
January 11, 2008

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

Toni Rigirosso
Toni Rigirosso



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| BOARD OF ASSESSMENT APPEALS STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203 | Docket Number: 46386 Schedule Number: 5253-21-026 |
| Petitioner: 2510 SOUTH UNIVERSITY CO v. Respondent: | |
| DENVER COUNTY BOARD OF EQUALIZATION Attorneys for Denver County Board of Equalization 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 | |
| STIPULATION (AS TO TAX YEAR 2005 ACTUAL VALUE) | |

Petitioner, 2510 SOUTH UNIVERSITY CO, 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:

 2510 S. University Blvd.
 Denver, Colorado 80210
2. The subject property is classified as residential apartment complex.
3. The County Assessor originally assigned the following actual value of the subject property for tax year 2005.

STATE OF COLORADO
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|--------------|----|---------------------|
| Land | \$ | 534,400.00 |
| Improvements | \$ | <u>5,095,400.00</u> |
| Total | \$ | 5,629,800.00 |

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

| | | |
|--------------|----|---------------------|
| Land | \$ | 534,400.00 |
| Improvements | \$ | <u>5,095,400.00</u> |
| Total | \$ | 5,629,800.00 |

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 2005.

| | | |
|--------------|----|---------------------|
| Land | \$ | 534,400.00 |
| Improvements | \$ | <u>3,913,600.00</u> |
| Total | \$ | 4,448,000.00 |

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:

Equal weight was given to the sales comparison approach and the GRM.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on January 17, 2008 at 8:30am be vacated.

DATED this 7th day of January, 2007.

Attorney for Petitioner

Denver County Board of Equalization

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