

<b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	<b>Docket Number: 46708</b>
Petitioner: <b>CAPITAL MGMT LTD. &amp; ASSOCIATED DEVELOPERS LTD.,</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.: 06151-00-030-000**  
  
**Category: Valuation      Property Type: Residential**
2. Petitioner is protesting the 2006 actual value of the subject property.
3. The parties agreed that the 2006 actual value of the subject property should be reduced to:  
  

**Total Value:            \$32,760,000**  
 (Reference Attached Stipulation)
4. The Board concurs with the Stipulation.

**ORDER:**

Respondent is ordered to reduce the 2006 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 28th day of March 2007.

**BOARD OF ASSESSMENT APPEALS**

This decision was put on record

March 27, 2007

---

*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

*Heather Wilcox*

---

Heather Wilcox



<b>BOARD OF ASSESSMENT APPEALS</b> <b>STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number:  45715, 46708  Schedule Number:  6151-00-030
Petitioner:  <b>CAPITAL MGMT LTD. &amp; ASSOCIATED DEVELOPERS LTD.</b>  v.  Respondent:	
<b>DENVER COUNTY BOARD OF EQUALIZATION</b> Attorneys for Denver County Board of Equalization  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	
<b>STIPULATION (AS TO TAX YEAR S 2005 and 2006 ACTUAL VALUE)</b>	

Petitioner, CAPITAL MGMT LTD. & ASSOCIATED DEVELOPERS LTD., and Respondent, DENVER COUNTY BOARD OF EQUALIZATION, hereby enters into this Stipulation regarding the tax years 2005 and 2006 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:  
  
 06151-00-030-000, Northeast ¼ Township 4, Range 67, Section 15, Dif Book 1404-585, Denver, Colorado, 600 South Dayton Street
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 years 2005 and 2006.

Land	\$	8,033,500.00
Improvements	\$	<u>32,662,500.00</u>
Total	\$	40,696,000.00

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

Land	\$	8,033,500.00
Improvements	\$	<u>28,191,500.00</u>
Total	\$	36,225,000.00

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 years 2005 and 2006.

Land	\$	8,033,500.00
Improvements	\$	<u>24,726,500.00</u>
Total	\$	32,760,000.00

6. The valuations, as established above, shall be binding only with respect to tax years 2005 and 2006.

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

Additional information provided by the petitioner reveals additional obsolescence to the subject property that indicates a reduction in value is warranted.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on April 24, 2007 at 8:30am be vacated.

DATED this 23<sup>rd</sup> day of March, 2007.

Agent for Petitioner

Denver County Board of Equalization

By: HM Licht Agent  
 Howard Licht  
 Licht & Company  
 9101 East Kenyon Avenue  
 Suite 3900  
 Denver, CO 80237  
 (303) 575-9306

By: Max Taylor  
 Max Taylor #35403  
 201 West Colfax Avenue, Dept. 1207  
 Denver, CO 80202  
 Telephone: 720-913-3275  
 Fax: 720-913-3180  
 Docket No: 45715, 46708