

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	
Petitioner: MS RESERVE PROSPECT LIMITED, v. Respondent: DENVER COUNTY BOARD OF EQUALIZATION.	
Attorney or Party Without Attorney for the Petitioner: Name: Ronald S. Loser, Esq. Address: Robinson Waters & O'Dorizio 1099 18 th Street, Suite 2600 Denver, Colorado 80202-1926 Phone Number: 303-297-2600	Docket Number: 47391
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.: 02278-02-018-000; 02278-02-019-000
02278-00-029-000; 02278-00-080-000**

**Category: Valuation Property Type: Residential
and Vacant Land**

2. Petitioner is protesting the 2006 classification of 3 schedule numbers of the subject property.

3. The parties agreed that the 2006 classification of the 3 parcels of the subject property which were classified as Vacant Land should be classified as Residential and the value of the parcels are to remain:

02278-02-018-000	\$ 1,637,000.00
02278-02-019-000	10,948,000.00
02278-00-029-000	74,900.00
02278-00-080-000	<u>654,400.00</u>
TOTAL	\$13,314,300.00

(See Attached Stipulation)

4. The Board concurs with the Stipulation.

ORDER:

Respondent is ordered to reclassify Schedule Nos.: 02278-02-018-000, 02278-00-080-000, and 02278-00-029-000 to Residential, as set forth above.

The Denver County Assessor is directed to change his records accordingly.

DATED/MAILED this 13th day of February, 2007.

This decision was put on the record

February 12, 2007

BOARD OF ASSESSMENT APPEALS

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

Marian Brennan
Marian Brennan



BOARD OF ASSESSMENT APPEALS STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	
Petitioner: MS RESERVE PROSPECT LIMITED v. Respondent: DENVER COUNTY BOARD OF EQUALIZATION	Docket Number: 47391 Schedule Number:
Attorneys for Denver County Board of Equalization LAWRENCE A. MANZANARES #12397 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	2278-02-019 2278-02-018 2278-00-029 2278-00-080
<p align="center">STIPULATION (AS TO TAX YEAR 2006 ACTUAL VALUES) - BAA/REAL MULTI</p>	

Petitioner, MS RESERVE PROSPECT LIMITED, and Respondent, DENVER COUNTY BOARD OF EQUALIZATION, hereby enter into this Stipulation regarding the tax year 2006 valuation of the subject properties, 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 properties subject to this Stipulation are described as:

3001 Galapago
3000 Galapago
711 W. 31st Ave.
3001 Fox St.
Denver, Colorado

DENVER COUNTY BOARD OF EQUALIZATION


2. The subject properties are classified as residential and vacant land properties.
3. Attachment A reflects the actual values of the subject properties, as assigned by the Assessor for tax year 2006.
4. Attachment B reflects the actual values of the subject properties after a timely appeal, as assigned by the Denver County Board of Equalization.
5. After further review and negotiation, the Petitioner and Respondent agree to the tax year 2006 actual values of the subject properties, as shown on Attachment C.
6. The valuations, as established on Attachment C, shall be binding with respect to only tax year 2006.
7. Brief narrative as to why the reduction was made:

The subject property is a multiple parcel site with all improvements identified on schedule #02278-02-019-000 the improvements cover all four schedules and are used exclusively for residential apartment building purposes.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals be vacated.


DATED this 9th day of February, 2007.

Agent for Petitioner

 #1685

Ronald Loser
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Denver County Board of Equalization

By: _____
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201 West Colfax Avenue, Dept. 1207
Denver, CO 80202
Telephone: 720-913-3275
Fax: 720-913-3180

Docket Number: 47391

ATTACHMENT A

ACTUAL VALUES, AS ASSIGNED BY THE ASSESSOR

Docket Number 47391

<u>02278-02-019-000 Residential</u>	<u>Actual Value</u>	<u>Assessed Value</u>
Land	\$ <u>746,100</u>	\$ <u>59,390</u>
Improvements	\$ <u>10,201,900</u>	\$ <u>812,070</u>
Total	\$ <u>10,948,000</u>	\$ <u>871,460</u>
<u>02278-02-018-000 Vacant Land</u>		
Land	\$ <u>1,637,000</u>	\$ <u>474,730</u>
Improvements	\$ <u>0</u>	\$ <u>0</u>
Total	\$ <u>1,637,000</u>	\$ <u>474,730</u>
<u>02278-00-080-000 Vacant Land</u>		
Land	\$ <u>654,400</u>	\$ <u>189,780</u>
Improvements	\$ <u>0</u>	\$ <u>0</u>
Total	\$ <u>654,400</u>	\$ <u>189,780</u>
<u>02278-00-029-000 Vacant Land</u>		
Land	\$ <u>74,900</u>	\$ <u>21,720</u>
Improvements	\$ <u>0</u>	\$ <u>0</u>
Total	\$ <u>74,900</u>	\$ <u>21,720</u>

ATTACHMENT B

ACTUAL VALUES, AS ASSIGNED BY THE
DENVER COUNTY BOARD OF EQUALIZATION AFTER A TIMELY APPEAL

Docket Number 47391

<u>02278-02-019-000 Residential</u>	<u>Actual Value</u>	<u>Assessed Value</u>
Land	\$ <u>746,100</u>	\$ <u>59,390</u>
Improvements	\$ <u>10,201,900</u>	\$ <u>812,070</u>
Total	\$ <u>10,948,000</u>	\$ <u>871,460</u>
<u>02278-02-018-000 Vacant Land</u>		
Land	\$ <u>1,637,000</u>	\$ <u>474,730</u>
Improvements	\$ <u>0</u>	\$ <u>0</u>
Total	\$ <u>1,637,000</u>	\$ <u>474,730</u>
<u>02278-00-080-000 Vacant Land</u>		
Land	\$ <u>654,400</u>	\$ <u>189,780</u>
Improvements	\$ <u>0</u>	\$ <u>0</u>
Total	\$ <u>654,400</u>	\$ <u>189,780</u>
<u>02278-00-029-000 Vacant Land</u>		
Land	\$ <u>74,900</u>	\$ <u>21,720</u>
Improvements	\$ <u>0</u>	\$ <u>0</u>
Total	\$ <u>74,900</u>	\$ <u>21,720</u>

ATTACHMENT C

ACTUAL VALUES, AS AGREED TO BY ALL PARTIES

Docket Number 47391

<u>02278-02-019-000</u>	<u>Residential</u>	<u>Actual Value</u>	<u>Assessed Value</u>
	Land	\$ <u>746,100</u>	\$ <u>59,390</u>
	Improvements	\$ <u>10,201,900</u>	\$ <u>812,070</u>
	Total	\$ <u>10,948,000</u>	\$ <u>871,460</u>
<u>02278-02-018-000</u>	<u>Residential</u>		
	Land	\$ <u>1,637,000</u>	\$ <u>130,310</u>
	Improvements	\$ <u>0</u>	\$ <u>0</u>
	Total	\$ <u>1,637,000</u>	\$ <u>130,310</u>
<u>02278-00-080-000</u>	<u>Residential</u>		
	Land	\$ <u>654,400</u>	\$ <u>52,090</u>
	Improvements	\$ <u>0</u>	\$ <u>0</u>
	Total	\$ <u>654,400</u>	\$ <u>52,090</u>
<u>02278-00-029-000</u>	<u>Residential</u>		
	Land	\$ <u>74,900</u>	\$ <u>5,960</u>
	Improvements	\$ <u>0</u>	\$ <u>0</u>
	Total	\$ <u>74,900</u>	\$ <u>5,960</u>