

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

Docket Number: 47783

Petitioner:

**CAPRICE REALTY INVESTMENTS LLC.,**

v.

Respondent:

**DENVER COUNTY BOARD OF COMMISSIONERS**

**AMENDMENT TO ORDER (On Stipulation)**

**THE BOARD OF ASSESSMENT APPEALS** hereby amends its October 15, 2008 Order on Stipulation in the above-captioned appeal to correct the spelling of the Petitioner name. All other aspects of the October 15, 2008 Order shall remain in full force and effect.

**MAILED** this 17<sup>th</sup> day of October, 2008.

This amendment was put on the record


October 16, 2008

I hereby certify that this is a true and correct copy of the decision of the Board of Assessment Appeals.

  
Toni Rigirozzi

**BOARD OF ASSESSMENT APPEALS**

  
Karen E. Hart

  
Debra A. Baumbach



<b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	<b>Docket Number: 47783</b>
Petitioner: <b>CAPRICE REALITY INVESTMENTS LLC,</b>  v.  Respondent: <b>DENVER COUNTY BOARD OF COMMISSIONERS.</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.: 05011-38-024-000A**  
     **Category: Abatement      Property Type: Residential**
2. Petitioner is protesting the 2004 actual value of the subject property.
3. The parties agreed that the 2004 actual value of the subject property should be reduced to:  
     **Total Value:            \$2,250,000**  
     (Reference Attached Stipulation)
4. The Board concurs with the Stipulation.

**ORDER:**

Respondent is ordered to reduce the 2004 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 17th day of October 2008.

**BOARD OF ASSESSMENT APPEALS**

This decision was put on record

October 15, 2008

Karen E. Hart

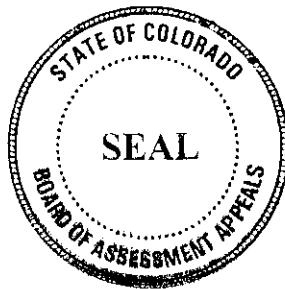
Karen E. Hart

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 Rigiroszi  
Toni Rigiroszi



<b>BOARD OF ASSESSMENT APPEALS</b> <b>STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number:  47783  Schedule Number:  05011-38-024-000A  2008 OCT 15 PM 1:44
Petitioner:  <b>CAPRICE REALTY INVESTMENTS LLC</b>  v.  Respondent:	
<b>DENVER COUNTY BOARD OF COMMISSIONERS</b>	
Attorneys for Denver County Board of Commissioners  City Attorney  David V. Cooke #34623 Assistant City Attorney 201 West Colfax Avenue, Dept. 1207 Denver, Colorado 80202 Telephone: 720-913-3275 Facsimile: 720-913-3180	
<p align="center"><b>STIPULATION (AS TO TAX YEAR 2004 ACTUAL VALUE)</b></p>	

Petitioner, CAPRICE REALTY INVESTMENTS LLC, and Respondent, DENVER COUNTY BOARD OF COMMISSIONERS, hereby enters into this Stipulation regarding the tax year 2004 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:  
  
1151 Colorado Blvd.  
Denver, Colorado 80206
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 year 2004.

Land	\$	387,100.00
Improvements	\$	<u>2,227,000.00</u>
Total	\$	<u>2,614,100.00</u>

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

Land	\$	387,100.00
Improvements	\$	<u>2,227,000.00</u>
Total	\$	<u>2,614,100.00</u>

5. After further review and negotiation, the Petitioner and Denver County Board of Commissioners agree to the following actual value for the subject property for tax year 2004.

Land	\$	387,100.00
Improvements	\$	<u>1,862,900.00</u>
Total	\$	<u>2,250,000.00</u>

6. The valuations, as established above, shall be binding only with respect to tax year 2004.

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

After further review of the petitioner's market and the Assessor's market comparables, a valuation reduction was warranted.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on September 26, 2008 at (time) be vacated.

DATED this 17 day of September, 2008.

Agent/Attorney/Petitioner

By: 

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Denver County Board of Commissioners

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Docket No: 47783