

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 49072
Petitioner: SPYGLASS APTS. LLC, 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.: 06201-00-014-000+1

Category: Valuation Property Type: Residential
2. Petitioner is protesting the 2007 actual value of the subject property.
3. The parties agreed that the 2007 actual value of the subject property should be reduced to:

Total Value: \$28,650,000

(Reference Attached Stipulation)
4. The Board concurs with the Stipulation.

ORDER:

Respondent is ordered to reduce the 2007 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 18th day of February 2009.

BOARD OF ASSESSMENT APPEALS

This decision was put on record

February 18, 2009

Karen E Hart

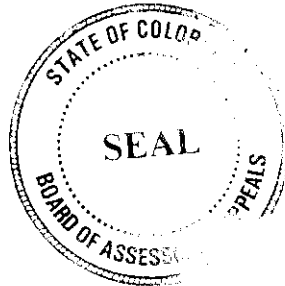
Karen E. Hart

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 Rigirozzi
Toni Rigirozzi



BOARD OF ASSESSMENT APPEALS STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	2007 FEB 10 11:57 Docket Number: 49072 Schedule Numbers: 06201-00-014 06201-00-016
Petitioner: SPYGLASS APTS. LLC 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 2007 ACTUAL VALUES)	

Petitioner, SPYGLASS APTS. LLC, and Respondent, DENVER COUNTY BOARD OF EQUALIZATION, hereby enter into this Stipulation regarding the tax year 2007 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:

1200 South Oneida Street	7100 East Mississippi Avenue
Denver, Colorado 80224	Denver, CO 80224

2. The Property is classified as a Planned Building Group (large residential apartment complex).

3. The County Assessor originally assigned the following actual value on the subject property for tax year 2007:

	<u>06201-00-014</u>	<u>06201-00-016</u>
Land	\$ 3,801,900	2,961,700
Improvements	\$14,686,600	14,164,200
Total	\$18,488,500	17,125,900

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

	<u>06201-00-014</u>	<u>06201-00-016</u>
Land	\$ 3,801,900	2,961,700
Improvements	\$13,052,900	12,042,800
Total	\$16,854,800	15,004,500

5. After further review and negotiation, the Petitioner and Respondent agree to the following actual value for the subject property for tax year 2007:

	<u>06201-00-014</u>	<u>06201-00-016</u>
Land	\$ 3,801,900	2,961,700
Improvements	\$11,380,900	10,505,500
Total	\$15,182,800	13,467,200

6. The valuation, as established above, shall be binding with respect to tax year 2007.

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

Additional weight was given to the petitioner's appraisal. The Assessor also sighted new sale comparables that warranted a reduction in value.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on March 11, 2009 at 8:30 AM be vacated.

DATED this 12TH day of FEBRUARY, 2009.

Agent/Attorney/Petitioner

Denver County Board of Equalization



By: 

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