

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 49252
Petitioner: ALBION STREET ASSOCIATES, 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.: 06063-14-002-000
 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: \$1,720,000
 (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 4th day of December 2008.

BOARD OF ASSESSMENT APPEALS

This decision was put on record

December 3, 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 Rigirozzi
Toni Rigirozzi



2008 DEC -3 11:12:17

<p>BOARD OF ASSESSMENT APPEALS STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203</p>	<p>Docket Number: 49252 & 50436</p> <p>Schedule Number: 6063-14-002</p>
<p>Petitioner: ALBION STREET ASSOCIATES</p> <p>v.</p> <p>Respondent:</p>	
<p>DENVER COUNTY BOARD OF EQUALIZATION Attorneys for Denver County Board of Equalization</p> <p>City Attorney</p> <p>Eugene J. Kottenstette #6391 Assistant City Attorney 201 West Colfax Avenue, Dept. 1207 Denver, Colorado 80202 Telephone: 720-913-3275 Facsimile: 720-913-3180</p>	
<p>STIPULATION (AS TO TAX YEAR 2007 & 2008 ACTUAL VALUE)</p>	

Petitioner, ALBION STREET ASSOCIATES, and Respondent, DENVER COUNTY BOARD OF EQUALIZATION, hereby enters into this Stipulation regarding the tax year 0708 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:
 770 Albion St.
 Denver, Colorado 80220
2. The subject property is classified as residential apartment complex.
3. The County Assessor originally assigned the following actual value on the subject property for tax year 2007 & 2008.

Land	\$	305,800.00
Improvements	\$	<u>1,943,200.00</u>
Total	\$	2,249,000.00

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

Land	\$	305,800.00
Improvements	\$	<u>1,678,700.00</u>
Total	\$	1,984,500.00

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 2007 & 2008.

Land	\$	305,800.00
Improvements	\$	<u>1,414,200.00</u>
Total	\$	1,720,000.00

6. The valuations, as established above, shall be binding only with respect to tax year 2007 & 2008.

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

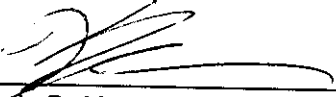
Additional weight was given to the petitioner's sale comparables and their respective adjustments.


8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on December 11, 2008, at 1:00 PM be vacated.

DATED this 15th day of December, 2008.

Agent/Attorney/Petitioner

Denver County Board of Equalization

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 Docket No: 49252/50436