

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 49517
Petitioner: MRI LINCOLN STREET 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.: 05151-25-025-000+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: \$2,750,000

(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 20th day of February 2009.

BOARD OF ASSESSMENT APPEALS

This decision was put on record

February 19, 2009

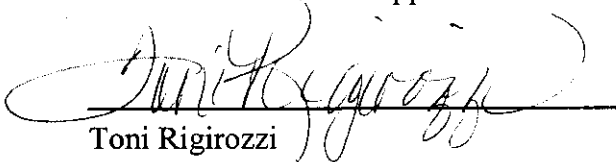


Karen E. Hart

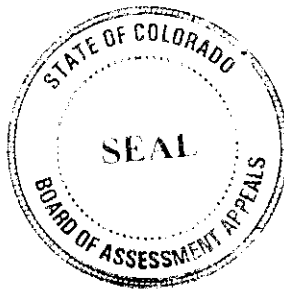
I hereby certify that this is a true and correct copy of the decision of the Board of Assessment Appeals.



Debra A. Baumbach



Toni Rigirozzi



BOARD OF ASSESSMENT APPEALS STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 49517 Schedule Number: 05151-25-025-000 And 05151-25-026-000 2009 FEB 19 11:11:20
Petitioner: MRI LINCOLN STREET APTS LLC v. Respondent: DENVER COUNTY BOARD OF EQUALIZATION	
Attorneys for Denver County Board of Equalization City Attorney Eugene J. Kottenstette #6391 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 VALUE)	

Petitioner, MRI LINCOLN STREET APTS LLC, and Respondent, DENVER COUNTY BOARD OF EQUALIZATION, hereby enters into this Stipulation regarding the tax year 2007 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 properties subject to this Stipulation are described as:

601 and 621 South Lincoln Street
Denver, Colorado

2. The subject properties are classified as residential parcels.

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

For Schedule No. 05151-25-025-000:

Land	\$	223,400.00
Improvements	\$	<u>1,219,800.00</u>
Total	\$	1,443,200.00

For Schedule No. 05151-25-026-000:

Land	\$	223,400.00
Improvements	\$	<u>1,518,000.00</u>
Total	\$	1,741,400.00

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

For Schedule No. 05151-25-025-000:

Land	\$	223,400.00
Improvements	\$	<u>1,219,800.00</u>
Total	\$	1,443,200.00

For Schedule No. 05151-25-026-000:

Land	\$	223,400.00
Improvements	\$	<u>1,518,000.00</u>
Total	\$	1,741,400.00

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.

For Schedule No. 05151-25-025-000:

Land	\$	223,400.00
Improvements	\$	<u>986,600.00</u>
Total	\$	1,210,000.00

For Schedule No. 05151-25-026-000:

Land	\$	223,400.00
Improvements	\$	<u>1,316,600.00</u>
Total	\$	1,540,000.00

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


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

Further review of appropriate market sales resulted in a reduced value estimate.


8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on April 6, 2009 at 1:00 PM be vacated.

DATED this 7th day of February, 2009.

Agent/Attorney/Petitioner

By: 
Sullivan Valuation Services Group, LLC
Patrick Sullivan
P.O. Box 17004
Golden, CO 80402
(303) 273-0138

Denver County Board of Equalization

By: 
Eugene J. Kottenstette #6391
201 West Colfax Avenue, Dept. 1207
Denver, CO 80202
Telephone: 720-913-3275
Fax: 720-913-3180
Docket No: 49517