

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 50133
Petitioner: TOWN VIEW MHA LTD, 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.: 02323-22-012-000+4

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: \$6,494,600

(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 19th day of January 2010.



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.

Melissa Nord

Melissa Nord

Debra A. Baumbach

Debra A. Baumbach

BOARD OF ASSESSMENT APPEALS STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	2010 JAN 12 PM 12:53 Docket Number: 50133 Schedule Number: 02323-22-012-000 02323-22-013-000 02323-23-009-000 02323-24-003-000 05052-26-007-000
Petitioner: TOWN VIEW MHA LTD. v. Respondent: BOARD OF EQUALIZATION OF THE CITY AND COUNTY OF DENVER	
Attorneys for Board of Equalization of the City and County of Denver 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	
STIPULATION (AS TO TAX YEAR 2007 ACTUAL VALUE)	

Petitioner, TOWN VIEW MHA LTD., and Respondent, BOARD OF EQUALIZATION OF THE CITY AND COUNTY OF DENVER, 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 subject properties respective to the parcel identification numbers noted above are addressed as:

1665-1699 Hooker Street
 3200 West 17th Avenue
 1600-1692 Hooker Street

1660-1664 Hooker Street
1251-1253 Knox Court
All in Denver, Colorado

2. The subject properties are classified as residential apartments.

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

<u>Schedule Number</u>	<u>Land Value</u>	<u>Improvement Value</u>	<u>Total Value</u>
02323-22-012-000	\$ 452,700	\$ 538,700	\$ 991,400
02323-22-013-000	\$ 153,900	\$ 1,000	\$ 154,900
02323-23-009-000	\$1,955,400	\$2,244,600	\$4,200,000
02323-24-003-000	\$ 583,300	\$ 466,700	\$1,050,000
05052-26-007-000	\$ 308,900	\$1,308,100	\$1,617,000

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

<u>Schedule Number</u>	<u>Land Value</u>	<u>Improvement Value</u>	<u>Total Value</u>
02323-22-012-000	\$ 452,700	\$ 322,100	\$ 774,800
02323-22-013-000	\$ 153,900	\$ 1,000	\$ 154,900
02323-23-009-000	\$1,955,400	\$1,660,500	\$3,615,900
02323-24-003-000	\$ 583,300	\$ 320,700	\$ 904,000
05052-26-007-000	\$ 308,900	\$1,308,100	\$1,617,000

5. After further review and negotiation, the Petitioner and Board of Equalization of the City and County of Denver agree to the following actual value for the subject property for tax year 2007.

<u>Schedule Number</u>	<u>Land Value</u>	<u>Improvement Value</u>	<u>Total Value</u>
02323-22-012-000	\$ 452,700	\$ 322,100	\$ 774,800
02323-22-013-000	\$ 153,900	\$ 1,000	\$ 154,900
02323-23-009-000	\$1,955,400	\$1,660,500	\$3,615,900
02323-24-003-000	\$ 583,300	\$ 320,700	\$ 904,000
05052-26-007-000	\$ 308,900	\$ 736,100	\$1,045,000

NOTE: This stipulation only reduces the BOE value on parcel 05052-26-007-000.

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:

A further review of appropriate market information resulted in a reduced value estimate.

8. Both parties agree to be responsible for their own costs, expert and attorney fees, waiving any claim against each other for such, and agree that any hearing before the Board of Assessment Appeals not be scheduled or be vacated if already scheduled.

DATED this 28 day of December, 2009.

Agent/Attorney/Petitioner

Board of Equalization of the City and
County of Denver

By: 

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