

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 50723
Petitioner: FAIRWAYS APARTMENTS 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.: 06355-00-008-000+2

Category: Valuation Property Type: Residential
2. Petitioner is protesting the 2008 actual value of the subject property.
3. The parties agreed that the 2008 actual value of the subject property should be reduced to:

Total Value: \$48,909,000
(Reference Attached Stipulation)
4. The Board concurs with the Stipulation.

ORDER:

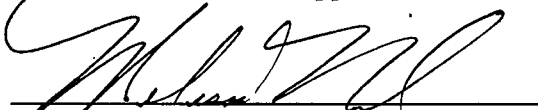
Respondent is ordered to reduce the 2008 actual value of the subject property, as set forth above.

The Denver County Assessor is directed to change his/her records accordingly.

DATED AND MAILED this 6th day of April 2010.




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




Melissa Nord

BOARD OF ASSESSMENT APPEALS



Karen E. Hart



Debra A. Baumbach

BOARD OF ASSESSMENT APPEALS STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	
Petitioner: FAIRWAYS APARTMENTS LLC v. Respondent: BOARD OF EQUALIZATION OF THE CITY AND COUNTY OF DENVER	Docket Number: 50723 Schedule Number: 06355-00-008-000+2
Attorneys for Board of Equalization of the City and County of Denver 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	2010 APR - 1 PM 1:14
<p style="text-align: center;">STIPULATION (AS TO TAX YEAR 2008 ACTUAL VALUE)</p>	

Petitioner, FAIRWAYS APARTMENTS LLC, and Respondent, BOARD OF EQUALIZATION OF THE CITY AND COUNTY OF DENVER, hereby enters into this Stipulation regarding the tax year 2008 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:

10700 East Dartmouth Avenue
Denver, Colorado

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 2008.

Land	\$ 8,965,000.00
Improvements	\$ <u>43,780,000.00</u>
Total	\$ 52,745,000.00

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:

Land	\$ 8,965,000.00
Improvements	\$ <u>43,780,000.00</u>
Total	\$ 52,745,000.00

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 2008.

Land	\$ 8,965,000.00
Improvements	\$ <u>39,944,000.00</u>
Total	\$ 48,909,000.00

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

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

Greater weight was given to the Assessor's raw sales prices.

2008-11-14

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 23 day of March, 2010.

Agent/Attorney/Petitioner

Board of Equalization of the City and
County of Denver

By: 

Todd J. Stevens
Stevens & Associates, Inc.
640 Plaza Drive, Suite 290
Littleton, CO 80129
Telephone: (303) 347-1878

By: 

David V. Cooke #34623
201 West Colfax Avenue, Dept. 1207
Denver, CO 80202
Telephone: 720-913-3275
Fax: 720-913-3180
Docket No: 50723

2010 MAR 23 11:14

Docket # 2007-50155 & 2008-50723
Address 10700 E Dartmouth Ave

Values are for both 2007 and 2008 tax years

<u>Schedule #</u>	<u>Old Land Value</u>	<u>Old Imp Value</u>	<u>Total Value</u>	<u>New Land Value</u>	<u>New Imp Value</u>	<u>Total Value</u>	<u>Total Adjustment</u>
06355-00-008	\$2,393,600	\$10,256,400	\$12,650,000	\$2,393,600	\$9,336,400	\$11,730,000	\$920,000
06355-00-018	\$2,283,900	\$12,566,100	\$14,850,000	\$2,283,900	\$11,486,100	\$13,770,000	\$1,080,000
06355-00-019	\$4,287,500	\$20,957,500	\$25,245,000	\$4,287,500	\$19,121,500	\$23,409,000	\$1,836,000
	<u>\$8,965,000</u>	<u>\$43,780,000</u>	<u>\$52,745,000</u>	<u>\$8,965,000</u>	<u>\$39,944,000</u>	<u>\$48,909,000</u>	<u>\$3,836,000</u>

