

ORDER:

Respondent is ordered to reduce the 07-08 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 22nd day of September 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.

Debra A. Baumbach

Debra A. Baumbach

Cara McKeller

Cara McKeller



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| BOARD OF ASSESSMENT APPEALS STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203 | Docket Number: 53265 Schedule Number: 02332-17-010-010 |
| Petitioner: THE ANNEX LLC v. | |
| Respondent: DENVER COUNTY BOARD OF COMMISSIONERS | |
| Attorneys for Denver County Board of Commissioners 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 YEARS 2007-2008 ACTUAL VALUE) | |

Petitioner, THE ANNEX LLC, and Respondent, DENVER COUNTY BOARD OF COMMISSIONERS, hereby enter into this Stipulation regarding the tax years 2007-2008 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:

1449 Wynkoop Street #200
Denver, Colorado 80202
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 years 2007-2008.

| | | |
|--------------|----|---------------------|
| Land | \$ | 105,500.00 |
| Improvements | \$ | <u>1,268,600.00</u> |
| Total | \$ | 1,374,100.00 |

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

| | | |
|--------------|----|---------------------|
| Land | \$ | 105,500.00 |
| Improvements | \$ | <u>1,268,600.00</u> |
| Total | \$ | 1,374,100.00 |

5. After further review and negotiation, the Petitioner and Denver County Board of Commissioners agree to the following actual value for the subject property for tax years 2007-2008.

| | | |
|--------------|----|---------------------|
| Land | \$ | 105,500.00 |
| Improvements | \$ | <u>1,211,000.00</u> |
| Total | \$ | 1,316,500.00 |

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

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

The reduction is based on 9 arms length base period sales within the subject's Steelbridge Lofts complex. This is considered a strong indicator of value.

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 15th day of SEPTEMBER, 2010.

Agent/Attorney/Petitioner

Denver County Board of Commissioners

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