

<p><b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203</p>	<p><b>Docket Number: 54519</b></p>
<p>Petitioner: <b>MUSEUM RESIDENCES LLC,</b></p> <p>v.</p> <p>Respondent: <b>DENVER COUNTY BOARD OF EQUALIZATION.</b></p>	
<p><b>ORDER ON STIPULATION</b></p>	

**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.: 05033-09-043-043+8**

**Category: Valuation      Property Type: Residential**
2. Petitioner is protesting the 2009 actual value of the subject property.
3. The parties agreed that the 2009 actual value of the subject property should be reduced to:  
  

**Total Value:            \$6,038,900**

(Reference Attached Stipulation)
4. The Board concurs with the Stipulation.

**ORDER:**

Respondent is ordered to reduce the 2009 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 26th day of May 2011.

**BOARD OF ASSESSMENT APPEALS**

*Diane M DeVries*

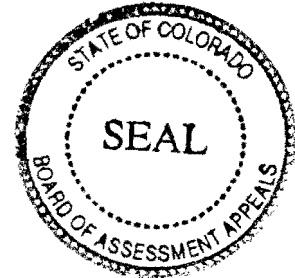
\_\_\_\_\_  
Diane M. DeVries

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

*Debra A. Baumbach*

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Debra A. Baumbach

\_\_\_\_\_  
Cara McKeller



<b>BOARD OF ASSESSMENT APPEALS</b> <b>STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number:  54519  Schedule Number:  05033-09-043-043 05033-09-044-044 05033-09-045-045 05033-09-048-048 05033-09-057-057 05033-09-058-058 05033-09-070-070 05033-09-081-081 05033-09-089-089
Petitioner:  <b>MUSEUM RESIDENCES LLC</b>  v.  Respondent:  <b>BOARD OF EQUALIZATION OF THE CITY AND COUNTY OF DENVER</b>	
Attorneys for Board of Equalization of the City and County of Denver  City Attorney  Michelle Bush #38443 Assistant City Attorney 201 West Colfax Avenue, Dept. 1207 Denver, Colorado 80202 Telephone: 720-913-3275 Facsimile: 720-913-3180	
<b>STIPULATION (AS TO TAX YEAR 2009 ACTUAL VALUE)</b>	

Petitioner, MUSEUM RESIDENCES LLC, and Respondent, BOARD OF EQUALIZATION OF THE CITY AND COUNTY OF DENVER, hereby enters into this Stipulation regarding the tax year 2009 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:  
  
 1200 Acoma St., 55 W. 12<sup>th</sup> Ave. Units #207, 208, 209, 212, 310, 311, 411, 510 and 606  
 Denver, Colorado 80204
  
2. The subject property is classified as Residential Condos.

3. The County Assessor originally assigned the following actual value on the subject property for tax year 2009.

Land	\$	357,300.00
Improvements	\$	<u>6,146,800.00</u>
Total	\$	6,504,100.00

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	\$	357,300.00
Improvements	\$	<u>6,146,800.00</u>
Total	\$	6,504,100.00

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 2009.

Land	\$	357,300.00
Improvements	\$	<u>5,681,600.00</u>
Total	\$	6,038,900.00

6. The valuations, as established above, shall be binding only with respect to tax year 2009.

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

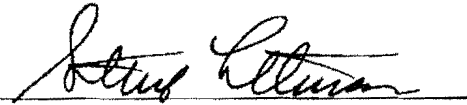
Per further review of market data and comparable sales. See the attachment for value breakdown of each unit. Units 310 & 510 will not receive a reduction.

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 24<sup>th</sup> day of May, 2011.

Agent/Attorney/Petitioner

Board of Equalization of the City and  
County of Denver

By: 

Attention: Jason Letman  
Consultus Asset Valuation  
68 Inverness Lane East #205  
Englewood, CO 80112  
Telephone: 303-770-2420

By: 

Michelle Bush #38443  
201 West Colfax Avenue, Dept. 1207  
Denver, CO 80202  
Telephone: 720-913-3275  
Fax: 720-913-3180  
Docket No: 54519

Schedule	Address	Unit	2009/2010		2009 Adjusted		
			Assigned	Value	Land	Imps	Total
5033-09-043-043	1200 Acoma	207	\$	1,028,800	\$ 55,900	\$ 890,600	\$ 946,500
5033-09-044-044	55 W 12th Ave	208	\$	1,035,700	\$ 56,200	\$ 896,600	\$ 952,800
5033-09-045-045	55 W 12th Ave	209	\$	895,500	\$ 49,200	\$ 774,700	\$ 823,900
5033-09-048-048	55 W 12th Ave	212	\$	757,100	\$ 42,100	\$ 654,400	\$ 696,500
5033-09-057-057	55 W 12th Ave	310	\$	342,000	\$ 20,500	\$ 321,500	\$ 342,000
5033-09-058-058	55 W 12th Ave	311	\$	572,200	\$ 32,400	\$ 494,000	\$ 526,400
5033-09-070-070	55 W 12th Ave	411	\$	576,900	\$ 32,400	\$ 498,300	\$ 530,700
5033-09-081-081	55 W 12th Ave	510	\$	348,000	\$ 20,500	\$ 327,500	\$ 348,000
5033-09-089-089	55 W 12th Ave	606	\$	947,900	\$ 48,100	\$ 824,000	\$ 872,100
			\$	6,504,100	\$ 357,300	\$ 5,681,600	\$ 6,038,900

2010 Adjusted

Land	Imps	Total
\$ 43,600	\$ 902,900	\$ 946,500
\$ 43,800	\$ 909,000	\$ 952,800
\$ 38,300	\$ 785,600	\$ 823,900
\$ 32,800	\$ 663,700	\$ 696,500
\$ 16,000	\$ 326,000	\$ 342,000
\$ 25,300	\$ 501,100	\$ 526,400
\$ 25,300	\$ 505,400	\$ 530,700
\$ 16,000	\$ 332,000	\$ 348,000
\$ 37,500	\$ 834,600	\$ 872,100
<u>\$ 278,600</u>	<u>\$ 5,760,300</u>	<u>\$ 6,038,900</u>