

**BOARD OF ASSESSMENT APPEALS,
STATE OF COLORADO**

1313 Sherman Street, Room 315
Denver, Colorado 80203

Docket Number: 54979

Petitioner:

1670 BROADWAY INVESTORS, LLC

v.

Respondent:

DENVER COUNTY BOARD OF EQUALIZATION

AMENDMENT TO ORDER (On Stipulation)

THE BOARD OF ASSESSMENT APPEALS hereby amends its October, 14 2010 Order in the above-captioned appeal to reflect that the correct stipulated amount should be \$125,399,200.00

In all other respects, the October 14, 2010 Order shall remain in full force and effect.

DATED/MAILED this 21 day of October, 2010.

BOARD OF ASSESSMENT APPEALS

Karen E. Hart

Karen E. Hart

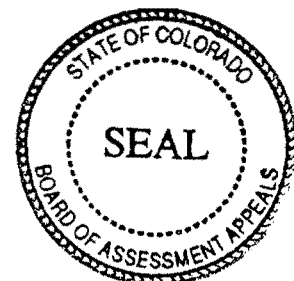
Debra A. Baumbach

Debra A. Baumbach

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

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: 54979 |
| Petitioner: 1670 BROADWAY INVESTORS, 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.: 02349-35-027-000+1

Category: Valuation Property Type: Commercial Real

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: \$250,798,400

(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 14th day of October 2010.

BOARD OF ASSESSMENT APPEALS

Karen E Hart

Karen E. Hart

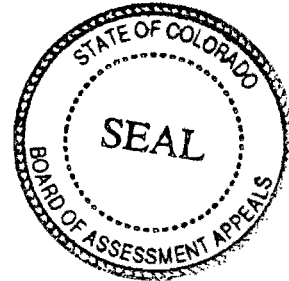
Debra A. Baumbach

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

CM

Cara McKeller



2010 OCT -4 AM 8:32

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|---|--------------------------------------|
| BOARD OF ASSESSMENT APPEALS STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203 | |
| Petitioner: 1670 BROADWAY INVESTORS, LLC | |
| v. | Docket Number: |
| Respondent: | 54979 |
| BOARD OF EQUALIZATION OF THE CITY AND COUNTY OF DENVER | Schedule Number: |
| Attorneys for Board of Equalization of the City and County of Denver | 02349-35-027-000 02349-35-030-000 |
| 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 | |
| STIPULATION (AS TO TAX YEAR 2009 ACTUAL VALUE) | |

Petitioner, 1670 BROADWAY INVESTORS, LLC, and Respondent, BOARD OF EQUALIZATION OF THE CITY AND COUNTY OF DENVER, hereby enter 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:
1670 Broadway
Denver, Colorado 80202
2. The subject property is classified as office property.

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

| | | |
|--------------|----|-----------------------|
| Land | \$ | 4,314,500.00 |
| Improvements | \$ | <u>124,236,600.00</u> |
| Total | \$ | 128,551,100.00 |

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 | \$ | 4,314,500.00 |
| Improvements | \$ | <u>124,236,600.00</u> |
| Total | \$ | 128,551,100.00 |

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 | \$ | 4,314,500.00 |
| Improvements | \$ | <u>121,084,700.00</u> |
| Total | \$ | 125,399,200.00 |

PCL -027:

| | | |
|--------------|----|----------------------|
| Land | \$ | 4,314,500.00 |
| Improvements | \$ | <u>72,285,400.00</u> |
| Total | \$ | 76,599,900.00 |

PCL -030:

| | | |
|--------------|----|----------------------|
| Land | \$ | 0.00 |
| Improvements | \$ | <u>48,799,300.00</u> |
| Total | \$ | 48,799,300.00 |

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:

The income approach analysis was recalculated and a lower value was indicated.

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 21st day of September, 2010.

Agent/Attorney/Petitioner

By: 

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Telephone: (303) 292-6208

Board of Equalization of the City and
County of Denver

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Docket No: 54979