

<b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	<b>Docket Number: 55262</b>
Petitioner: <b>100 WESTLLC,</b>  v.  Respondent: <b>DENVER COUNTY BOARD OF EQUALIZATION.</b>	
<b>ORDER ON STIPULATION</b>	

**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.: 05023-06-066-066+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:            \$1,850,000**  
 (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.

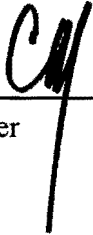
**DATED AND MAILED** this 9th day of September 2011.

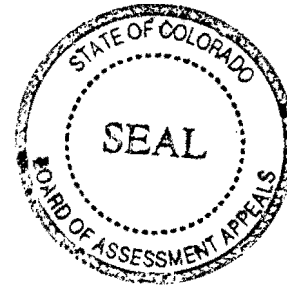
**BOARD OF ASSESSMENT APPEALS**

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

  
\_\_\_\_\_  
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



2011 SEP -2 PM 12: 24

<b>BOARD OF ASSESSMENT APPEALS</b> <b>STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	
Petitioner:  <b>100 WESTLLC</b>  v.  Respondent:  <b>BOARD OF EQUALIZATION OF THE CITY AND COUNTY OF DENVER</b>	Docket Number:  55262  Schedule Number:  05023-06-066-066+8
Attorneys for Board of Equalization of the City and County of Denver  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	
<b>STIPULATION (AS TO TAX YEAR 2009 ACTUAL VALUE)</b>	

Petitioner, 100 WESTLLC, 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:

964, 966, 968 Ogden Street  
1002, 1004, 1008, 1010, 1014, 1016 East 10<sup>th</sup> Avenue  
Denver, Colorado 80218

2. The subject property is classified as residential condominiums.

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

Land	\$	62,100.00
Improvements	\$	<u>1,946,800.00</u>
Total	\$	2,008,900.00

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	\$	62,100.00
Improvements	\$	<u>1,946,800.00</u>
Total	\$	2,008,900.00

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	\$	62,100.00
Improvements	\$	<u>1,787,900.00</u>
Total	\$	1,850,000.00

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:

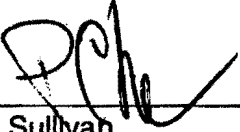
Based on a review of neighborhood comparable sales, a reduction was warranted (Refer to Addendum for further detail).

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 27<sup>th</sup> day of August, 2011.

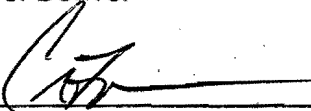
Agent/Attorney/Petitioner

By: \_\_\_\_\_

  
Patrick C. Sullivan  
Sullivan Valuation Services Group LLC  
PO Box 17004  
Golden, CO 80402  
Telephone: (303) 273-0138

Board of Equalization of the City and  
County of Denver

By: \_\_\_\_\_

  
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Denver, CO 80202  
Telephone: 720-913-3275  
Fax: 720-913-3180  
Docket No: 55262

BAA #55262 ADDENDUM

<u>PARCEL #</u>	<u>ADDRESS</u>	<u>LAND</u>	<u>IMPROVEMENTS</u>	<u>TOTAL</u>
05023-06-066-066	964 Ogden St.	\$6,900	\$205,400	\$212,300
05023-06-067-067	966 Ogden St.	\$6,900	\$205,300	\$212,200
05023-06-068-068	968 Ogden St.	\$6,900	\$205,400	\$212,300
05023-06-069-069	1002 E. 10th Ave.	\$6,900	\$195,300	\$202,200
05023-06-070-070	1004 E. 10th Ave.	\$6,900	\$195,300	\$202,200
05023-06-071-071	1008 E. 10th Ave.	\$6,900	\$195,300	\$202,200
05023-06-072-072	1010 E. 10th Ave.	\$6,900	\$195,300	\$202,200
05023-06-073-073	1014 E. 10th Ave.	\$6,900	\$195,300	\$202,200
05023-06-074-074	1016 E. 10th Ave.	\$6,900	\$195,300	\$202,200
		\$62,100	\$1,787,900	\$1,850,000

**COMMENTS**

**1-Car Detached Garage**

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