

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 59910
Petitioner: 1111 TOWER 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.: 02345-07-019-019+86
 Category: Valuation Property Type: Residential
2. Petitioner is protesting the 2011 actual value of the subject property.
3. The parties agreed that the 2011 actual value of the subject property should be reduced to:
 Total Value: \$155,563,100
 (Reference Attached Stipulation)
4. The Board concurs with the Stipulation.

ORDER:

Respondent is ordered to reduce the 2011 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 19th day of April 2012.

BOARD OF ASSESSMENT APPEALS

Diane M. DeVries

Diane M. DeVries

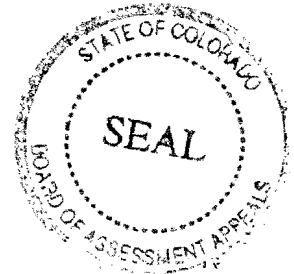
I hereby certify that this is a true and correct copy of the decision of the Board of Assessment Appeals.

Debra A. Baumbach

Debra A. Baumbach

CM

Cara McKeller



BOARD OF ASSESSMENT APPEALS STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	
Petitioner: 1111 TOWER LLC v. Respondent: DENVER COUNTY BOARD OF EQUALIZATION	Docket Number: 59910 Schedule Number:
Attorney for Denver County 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	02345-37-019-019+85
STIPULATION (AS TO TAX YEAR 2011 ACTUAL VALUE)	

Petitioner, 1111 Tower LLC, and Respondent, DENVER COUNTY BOARD OF EQUALIZATION OF THE CITY AND COUNTY OF DENVER, hereby enters into this Stipulation regarding the tax year 2011 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:

1133 14th Street
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 year 2011.

Land	\$	4,464,100
Improvements	\$	<u>231,926,700</u>
Total	\$	236,390,800

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	\$	4,464,100
Improvements	\$	<u>229,849,300</u>
Total	\$	234,313,400

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 2011.

Land	\$	4,464,100
Improvements	\$	<u>151,099,000</u>
Total	\$	155,563,100

6. The valuations, as established above, shall be binding only with respect to tax year 2011.

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

Per further review of market data and comparable sales, an adjustment was warranted.

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 10th day of April, 2012.

Agent/Attorney/Petitioner

Denver County Board of Equalization of
the City and County of Denver

By: M. Van Donselaar

Michael Van Donselaar
Duff & Phelps LLC.
1200 17th Street, Suite 990
Denver, CO 80202
Telephone: 303-749-9034

By: [Signature]

Michelle Bush #38443
201 West Colfax Avenue, Dept. 1207
Denver, CO 80202
Telephone: 720-913-3275
Fax: 720-913-3180
Docket No: 59910

Previous 2011 Land	Previous 2011 Imps	Previous 2011 Totals
\$53,100	\$2,711,100	\$2,764,200
\$42,000	\$1,990,100	\$2,032,100
\$48,800	\$2,292,800	\$2,341,600
\$44,600	\$2,168,900	\$2,213,500
\$53,100	\$2,719,100	\$2,772,200
\$17,100	\$749,600	\$766,700
\$42,000	\$1,994,800	\$2,036,800
\$48,800	\$2,299,400	\$2,348,200
\$17,100	\$749,600	\$766,700
\$44,600	\$2,173,900	\$2,218,500
\$53,100	\$2,727,100	\$2,780,200
\$42,000	\$1,999,400	\$2,041,400
\$48,800	\$2,306,000	\$2,354,800
\$17,100	\$760,400	\$777,500
\$44,600	\$2,179,000	\$2,223,600
\$53,100	\$2,735,200	\$2,788,300
\$42,000	\$2,004,100	\$2,046,100
\$48,800	\$2,312,700	\$2,361,500
\$17,100	\$813,800	\$830,900
\$44,600	\$2,184,300	\$2,228,900
\$53,100	\$2,743,200	\$2,796,300
\$42,000	\$2,008,800	\$2,050,800
\$48,800	\$2,319,500	\$2,368,300
\$17,100	\$815,900	\$833,000
\$44,600	\$2,189,800	\$2,234,400
\$53,100	\$2,751,200	\$2,804,300
\$48,800	\$2,326,300	\$2,375,100
\$17,100	\$818,000	\$835,100
\$44,600	\$2,195,400	\$2,240,000
\$58,800	\$3,479,600	\$3,538,400
\$31,800	\$1,502,200	\$1,534,000
\$55,000	\$2,875,900	\$2,930,900
\$55,000	\$2,883,700	\$2,938,700
\$34,400	\$1,861,300	\$1,895,700
\$58,800	\$3,492,900	\$3,551,700
\$55,000	\$2,891,400	\$2,946,400
\$31,800	\$1,513,000	\$1,544,800
\$55,000	\$2,899,100	\$2,954,100
\$34,400	\$1,869,700	\$1,904,100

\$58,800	\$3,506,300	\$3,565,100
\$31,800	\$1,516,700	\$1,548,500
\$55,000	\$2,906,600	\$2,961,600
\$34,400	\$1,873,900	\$1,908,300
\$58,800	\$3,513,000	\$3,571,800
\$31,800	\$1,520,300	\$1,552,100
\$55,000	\$2,913,800	\$2,968,800
\$34,400	\$1,878,100	\$1,912,500
\$58,800	\$3,519,600	\$3,578,400
\$31,800	\$1,523,900	\$1,555,700
\$55,000	\$2,920,900	\$2,975,900
\$34,400	\$1,882,200	\$1,916,600
\$58,800	\$3,526,300	\$3,585,100
\$31,800	\$1,527,600	\$1,559,400
\$55,000	\$2,927,700	\$2,982,700
\$34,400	\$1,884,700	\$1,919,100
\$58,800	\$3,532,900	\$3,591,700
\$31,800	\$1,531,600	\$1,563,400
\$55,000	\$2,934,400	\$2,989,400
\$34,400	\$1,888,600	\$1,923,000
\$58,800	\$3,539,600	\$3,598,400
\$31,800	\$1,535,200	\$1,567,000
\$55,000	\$2,940,800	\$2,995,800
\$34,400	\$1,892,400	\$1,926,800
\$58,800	\$3,546,200	\$3,605,000
\$31,800	\$1,538,900	\$1,570,700
\$55,000	\$2,947,100	\$3,002,100
\$34,400	\$1,896,300	\$1,930,700
\$58,800	\$3,552,800	\$3,611,600
\$31,800	\$1,542,600	\$1,574,400
\$55,000	\$2,953,200	\$3,008,200
\$34,400	\$1,900,100	\$1,934,500
\$86,400	\$5,948,000	\$6,034,400
\$92,900	\$6,118,800	\$6,211,700
\$86,400	\$5,956,600	\$6,043,000
\$92,900	\$3,799,500	\$3,892,400
\$86,400	\$3,698,400	\$3,784,800
\$91,500	\$3,784,500	\$3,876,000
\$85,100	\$3,686,700	\$3,771,800
\$91,500	\$3,790,200	\$3,881,700
\$85,100	\$3,692,000	\$3,777,100
\$91,500	\$3,795,800	\$3,887,300
\$85,100	\$3,697,200	\$3,782,300
\$91,500	\$3,801,500	\$3,893,000

\$85,100	\$3,702,500	\$3,787,600
\$91,500	\$4,063,200	\$4,154,700
\$119,600	\$7,991,900	\$8,111,500
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\$4,464,100	\$229,849,300	\$234,313,400

TEATRO TOWER CONDOS/FOUR SEASONS PRIVATE RESIDENCES

1111 14th Street, Denver

BAA #59910

	Parcel	Stip Land	Stip Imps	Stip Total
1	02345-37-019-019	\$53,100	\$1,708,400	\$1,761,500
2	02345-37-021-021	\$42,000	\$1,155,000	\$1,197,000
3	02345-37-022-022	\$48,800	\$1,322,700	\$1,371,500
4	02345-37-024-024	\$44,600	\$1,443,900	\$1,488,500
5	02345-37-025-025	\$53,100	\$1,734,400	\$1,787,500
6	02345-37-026-026	\$17,100	\$654,200	\$671,300
7	02345-37-027-027	\$42,000	\$1,176,000	\$1,218,000
8	02345-37-028-028	\$48,800	\$1,348,700	\$1,397,500
9	02345-37-029-029	\$17,100	\$574,700	\$591,800
10	02345-37-030-030	\$44,600	\$1,469,900	\$1,514,500
11	02345-37-031-031	\$53,100	\$1,760,400	\$1,813,500
12	02345-37-033-033	\$42,000	\$1,197,000	\$1,239,000
13	02345-37-034-034	\$48,800	\$1,348,700	\$1,397,500
14	02345-37-035-035	\$17,100	\$589,700	\$606,800
15	02345-37-036-036	\$44,600	\$1,495,900	\$1,540,500
16	02345-37-037-037	\$53,100	\$1,786,400	\$1,839,500
17	02345-37-039-039	\$42,000	\$1,218,000	\$1,260,000
18	02345-37-040-040	\$48,800	\$1,400,700	\$1,449,500
19	02345-37-041-041	\$17,100	\$604,700	\$621,800
20	02345-37-042-042	\$44,600	\$1,521,900	\$1,566,500
21	02345-37-043-043	\$53,100	\$1,812,400	\$1,865,500
22	02345-37-045-045	\$42,000	\$1,239,000	\$1,281,000
23	02345-37-046-046	\$48,800	\$1,426,700	\$1,475,500
24	02345-37-047-047	\$17,100	\$619,700	\$636,800
25	02345-37-048-048	\$44,600	\$1,547,900	\$1,592,500
26	02345-37-049-049	\$53,100	\$1,838,400	\$1,891,500
27	02345-37-052-052	\$48,800	\$1,452,700	\$1,501,500
28	02345-37-053-053	\$17,100	\$634,700	\$651,800
29	02345-37-054-054	\$44,600	\$1,573,900	\$1,618,500
30	02345-37-055-055	\$58,800	\$2,281,200	\$2,340,000
31	02345-37-056-056	\$31,800	\$1,102,200	\$1,134,000
32	02345-37-057-057	\$55,000	\$1,797,500	\$1,852,500
33	02345-37-061-061	\$55,000	\$1,765,000	\$1,820,000
34	02345-37-062-062	\$34,400	\$1,363,100	\$1,397,500
35	02345-37-063-063	\$58,800	\$2,313,700	\$2,372,500
36	02345-37-065-065	\$55,000	\$1,784,500	\$1,839,500
37	02345-37-068-068	\$31,800	\$1,081,200	\$1,113,000
38	02345-37-069-069	\$55,000	\$1,804,000	\$1,859,000

39	02345-37-070-070	\$34,400	\$1,402,100	\$1,436,500
40	02345-37-071-071	\$58,800	\$2,378,700	\$2,437,500
41	02345-37-072-072	\$31,800	\$1,102,200	\$1,134,000
42	02345-37-073-073	\$55,000	\$1,823,500	\$1,878,500
43	02345-37-074-074	\$34,400	\$1,421,600	\$1,456,000
44	02345-37-075-075	\$58,800	\$2,411,200	\$2,470,000
45	02345-37-076-076	\$31,800	\$1,123,200	\$1,155,000
46	02345-37-077-077	\$55,000	\$1,843,000	\$1,898,000
47	02345-37-078-078	\$34,400	\$1,441,100	\$1,475,500
48	02345-37-079-079	\$58,800	\$2,443,700	\$2,502,500
49	02345-37-080-080	\$31,800	\$1,144,200	\$1,176,000
50	02345-37-081-081	\$55,000	\$1,862,500	\$1,917,500
51	02345-37-082-082	\$34,400	\$1,460,600	\$1,495,000
52	02345-37-083-083	\$58,800	\$2,476,200	\$2,535,000
53	02345-37-084-084	\$31,800	\$1,165,200	\$1,197,000
54	02345-37-085-085	\$55,000	\$1,882,000	\$1,937,000
55	02345-37-086-086	\$34,400	\$1,480,100	\$1,514,500
56	02345-37-087-087	\$58,800	\$2,508,700	\$2,567,500
57	02345-37-088-088	\$31,800	\$1,186,200	\$1,218,000
58	02345-37-089-089	\$55,000	\$1,901,500	\$1,956,500
59	02345-37-090-090	\$34,400	\$1,499,600	\$1,534,000
60	02345-37-091-091	\$58,800	\$2,541,200	\$2,600,000
61	02345-37-092-092	\$31,800	\$1,207,200	\$1,239,000
62	02345-37-093-093	\$55,000	\$1,921,000	\$1,976,000
63	02345-37-094-094	\$34,400	\$1,519,100	\$1,553,500
64	02345-37-095-095	\$58,800	\$2,573,700	\$2,632,500
65	02345-37-096-096	\$31,800	\$1,228,200	\$1,260,000
66	02345-37-097-097	\$55,000	\$1,940,500	\$1,995,500
67	02345-37-098-098	\$34,400	\$1,538,600	\$1,573,000
68	02345-37-099-099	\$58,800	\$2,606,200	\$2,665,000
69	02345-37-100-100	\$31,800	\$1,249,200	\$1,281,000
70	02345-37-101-101	\$55,000	\$1,960,000	\$2,015,000
71	02345-37-102-102	\$34,400	\$1,558,100	\$1,592,500
72	02345-37-104-104	\$86,400	\$2,828,600	\$2,915,000
73	02345-37-105-105	\$92,900	\$3,702,100	\$3,795,000
74	02345-37-106-106	\$86,400	\$2,883,600	\$2,970,000
75	02345-37-107-107	\$92,900	\$2,486,600	\$2,579,500
76	02345-37-108-108	\$86,400	\$1,940,400	\$2,026,800
77	02345-37-109-109	\$91,500	\$2,524,900	\$2,616,400
78	02345-37-110-110	\$85,100	\$1,978,500	\$2,063,600
79	02345-37-111-111	\$91,500	\$2,561,700	\$2,653,200
80	02345-37-112-112	\$85,100	\$2,015,400	\$2,100,500
81	02345-37-113-113	\$91,500	\$2,598,600	\$2,690,100

82	02345-37-114-114	\$85,100	\$2,052,200	\$2,137,300
83	02345-37-115-115	\$91,500	\$2,635,400	\$2,726,900
84	02345-37-116-116	\$85,100	\$2,089,100	\$2,174,200
85	02345-37-117-117	\$91,500	\$2,672,300	\$2,763,800
86	02345-37-119-119	\$119,600	\$5,380,400	\$5,500,000
		\$4,464,100	\$151,099,000	\$155,563,100