

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 59965
Petitioner: MODA CONDOS AT STAPLETON, 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.: 01283-28-024-024+29

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: \$5,085,800
 (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 7th day of May 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.

CM

Cara McKeller

Debra A. Baumbach

Debra A. Baumbach



BOARD OF ASSESSMENT APPEALS STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	
Petitioner: MODA CONDOS AT STAPLETON, LLC v. Respondent:	Docket Number: 59965 Schedule Number:
DENVER COUNTY BOARD OF EQUALIZATION 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	01283-28-024-024+29
STIPULATION (AS TO TAX YEAR 2011 ACTUAL VALUE)	

Petitioner, MODA CONDOS AT STAPLETON, 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:

2958 Syracuse St (30 condo units)
Denver, Colorado 80238

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	\$	157,600
Improvements	\$	<u>5,195,900</u>
Total	\$	5,353,500

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	\$	157,600
Improvements	\$	<u>5,195,900</u>
Total	\$	5,353,500

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	\$	157,600
Improvements	\$	<u>4,928,200</u>
Total	\$	5,085,800

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 27th day of April, 2012.

Agent/Attorney/Petitioner

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

By: 

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Docket No: 59965

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Adjusted Values

Docket	PARCEL_KEY	Previous		Previous	Adjusted Values			Owner	
		2011	Previous	2011	Stip Land	Stip Imps	Stip Total		
		Land	2011 Imps	Totals					
1	59965	01283-28-024-024	\$4,900	\$154,300	\$159,200	\$4,900	\$146,300	\$151,200	MODA CONDOS AT STAPLETON LLC
2	59965	01283-28-026-026	\$4,900	\$154,300	\$159,200	\$4,900	\$146,300	\$151,200	MODA CONDOS AT STAPLETON LLC
3	59965	01283-28-031-031	\$6,000	\$153,200	\$159,200	\$6,000	\$145,200	\$151,200	MODA CONDOS AT STAPLETON LLC
4	59965	01283-28-033-033	\$6,000	\$188,900	\$194,900	\$6,000	\$179,200	\$185,200	MODA CONDOS AT STAPLETON LLC
5	59965	01283-28-037-037	\$6,800	\$211,800	\$218,600	\$6,800	\$200,900	\$207,700	MODA CONDOS AT STAPLETON LLC
6	59965	01283-28-039-039	\$5,200	\$175,700	\$180,900	\$5,200	\$166,700	\$171,900	MODA CONDOS AT STAPLETON LLC
7	59965	01283-28-041-041	\$5,600	\$176,000	\$181,600	\$5,600	\$166,900	\$172,500	MODA CONDOS AT STAPLETON LLC
8	59965	01283-28-051-051	\$4,900	\$198,500	\$203,400	\$4,900	\$188,300	\$193,200	MODA CONDOS AT STAPLETON LLC
9	59965	01283-28-052-052	\$4,800	\$166,800	\$171,600	\$4,800	\$158,200	\$163,000	MODA CONDOS AT STAPLETON LLC
10	59965	01283-28-055-055	\$5,200	\$181,100	\$186,300	\$5,200	\$171,800	\$177,000	MODA CONDOS AT STAPLETON LLC
11	59965	01283-28-058-058	\$4,900	\$161,200	\$166,100	\$4,900	\$152,900	\$157,800	MODA CONDOS AT STAPLETON LLC
12	59965	01283-28-059-059	\$5,200	\$172,100	\$177,300	\$5,200	\$163,200	\$168,400	MODA CONDOS AT STAPLETON LLC
13	59965	01283-28-061-061	\$4,900	\$161,200	\$166,100	\$4,900	\$152,900	\$157,800	MODA CONDOS AT STAPLETON LLC
14	59965	01283-28-063-063	\$6,000	\$160,100	\$166,100	\$6,000	\$151,800	\$157,800	MODA CONDOS AT STAPLETON LLC
15	59965	01283-28-066-066	\$4,900	\$161,200	\$166,100	\$4,900	\$152,900	\$157,800	MODA CONDOS AT STAPLETON LLC
16	59965	01283-28-068-068	\$4,800	\$171,900	\$176,700	\$4,800	\$163,100	\$167,900	MODA CONDOS AT STAPLETON LLC
17	59965	01283-28-070-070	\$4,800	\$162,300	\$167,100	\$4,800	\$153,900	\$158,700	MODA CONDOS AT STAPLETON LLC
18	59965	01283-28-071-071	\$4,800	\$184,000	\$188,800	\$4,800	\$174,600	\$179,400	MODA CONDOS AT STAPLETON LLC
19	59965	01283-28-072-072	\$4,900	\$163,200	\$168,100	\$4,900	\$154,800	\$159,700	MODA CONDOS AT STAPLETON LLC
20	59965	01283-28-073-073	\$5,600	\$184,800	\$190,400	\$5,600	\$175,300	\$180,900	MODA CONDOS AT STAPLETON LLC
21	59965	01283-28-074-074	\$4,900	\$163,200	\$168,100	\$4,900	\$154,800	\$159,700	MODA CONDOS AT STAPLETON LLC
22	59965	01283-28-075-075	\$5,200	\$174,600	\$179,800	\$5,200	\$165,600	\$170,800	MODA CONDOS AT STAPLETON LLC
23	59965	01283-28-076-076	\$4,800	\$162,300	\$167,100	\$4,800	\$153,900	\$158,700	MODA CONDOS AT STAPLETON LLC
24	59965	01283-28-077-077	\$4,900	\$163,200	\$168,100	\$4,900	\$154,800	\$159,700	MODA CONDOS AT STAPLETON LLC
25	59965	01283-28-078-078	\$6,000	\$196,600	\$202,600	\$6,000	\$186,500	\$192,500	MODA CONDOS AT STAPLETON LLC
26	59965	01283-28-079-079	\$6,000	\$162,100	\$168,100	\$6,000	\$153,700	\$159,700	MODA CONDOS AT STAPLETON LLC
27	59965	01283-28-080-080	\$4,900	\$163,200	\$168,100	\$4,900	\$154,800	\$159,700	MODA CONDOS AT STAPLETON LLC
28	59965	01283-28-081-081	\$6,000	\$196,600	\$202,600	\$6,000	\$186,500	\$192,500	MODA CONDOS AT STAPLETON LLC
29	59965	01283-28-082-082	\$4,900	\$163,200	\$168,100	\$4,900	\$154,800	\$159,700	MODA CONDOS AT STAPLETON LLC
30	59965	01283-28-083-083	\$4,900	\$208,300	\$213,200	\$4,900	\$197,600	\$202,500	MODA CONDOS AT STAPLETON LLC
			<u>\$157,600</u>	<u>\$5,195,900</u>	<u>\$5,353,500</u>	<u>\$157,600</u>	<u>\$4,928,200</u>	<u>\$5,085,800</u>	