

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 61800
Petitioner: CAPRI W. MONTERREY, 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.: 09101-00-020-000+1

Category: Valuation Property Type: Residential

2. Petitioner is protesting the 2012 actual value of the subject property.
3. The parties agreed that the 2012 actual value of the subject property should be reduced to:

Total Value: \$30,876,000

(Reference Attached Stipulation)

4. The Board concurs with the Stipulation.

ORDER:

Respondent is ordered to reduce the 2012 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 17th day of April 2013.

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

Cara McKeller

Cara McKeller



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BOARD OF ASSESSMENT APPEALS STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	
Petitioner: CAPRI W. MONTERREY, LLC v. Respondent:	Docket Number: 61800
DENVER COUNTY BOARD OF EQUALIZATION Attorney for Denver County Board of Equalization of the City and County of Denver City Attorney Mitch Behr #38452 Assistant City Attorney 201 West Colfax Avenue, Dept. 1207 Denver, Colorado 80202 Telephone: 720-913-3275 Facsimile: 720-913-3180	Schedule Number: 09101-00-020-000+1
STIPULATION (AS TO TAX YEAR 2012 ACTUAL VALUE)	

Petitioner, CAPRI W. MONTERREY, LLC and Respondent, DENVER COUNTY BOARD OF EQUALIZATION OF THE CITY AND COUNTY OF DENVER, hereby enters into this Stipulation regarding the tax year 2012 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:

4601 S Balsam Way
Denver, Colorado 80123
2. The subject property is classified as residential.

3. The County Assessor originally assigned the following actual value on the subject property for tax year 2012.

Land	\$	4,266,500
Improvements	\$	<u>27,756,700</u>
Total	\$	32,023,200

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	\$	4,266,500
Improvements	\$	<u>27,756,700</u>
Total	\$	32,023,200

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 2012

Land	\$	4,266,500
Improvements	\$	<u>26,609,500</u>
Total	\$	30,876,000

6. The valuations, as established above, shall be binding only with respect to tax year 2012.

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

Further analysis of comparable land sales appropriate for the subject property and review led to 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 15th day of April, 2013.

Agent/Attorney/Petitioner

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

By: 

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By: 

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Docket No: 61800

MULTIPLE PARCEL ATTACHMENT FOR BOAA

<u>Address / Schedule #</u>	<u>Old Land Value</u>	<u>Old Imp Value</u>	<u>Total Value</u>	<u>New Land Value</u>	<u>New Imp Value</u>	<u>Total Value</u>	<u>Total Adjustment</u>
Docket #	61800						
Main Address	4601 S Balsam Way						
TOTALS	\$ 4,266,500	\$ 27,756,700	\$ 32,023,200	\$ 4,266,500	\$ 26,609,500	\$ 30,876,000	(1,147,200)
09101-00-020-000	\$2,552,200	\$16,160,200	\$18,712,400	\$2,552,200	\$15,489,800	\$18,042,000	-\$670,400
09101-00-021-000	\$1,714,300	\$11,596,500	\$13,310,800	\$1,714,300	\$11,119,700	\$12,834,000	-\$476,800
	\$4,266,500	\$27,756,700	\$32,023,200	\$4,266,500	\$26,609,500	\$30,876,000	\$1,147,200