BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203 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:

I hereby certify that this is a true and

correct copy of the decision of the Board of Assessment. Appeals.

Cara McKeller

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.

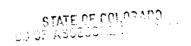
BOARD OF ASSESSMENT APPEALS

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BOARD OF ASSESSMENT APPEALS STATE OF COLORADO

1313 Sherman Street, Room 315

Denver, Colorado 80203

Petitioner:

CAPRI W. MONTERREY, LLC

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Docket Number:

61800

DENVER COUNTY BOARD OF EQUALIZATION

Attorney for Denver County Board of Equalization of the

City and County of Denver

Schedule Number:

09101-00-020-000+1

City Attorney

Respondent:

Mitch Behr #38452 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 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 | mprovements \$ 27,756,700 | 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 \$ 27,756,700 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 \$ 26,609,500 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 befor	e the Board of Assessment Appeals not be scheduled or be vacated if
aiready sche	duled.

DATED this	15th	day o	April		2013.
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Agent/Attorney/Petitioner

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

Matthew Polling Thomson Reuters 1125 17th Street #1575 Denver, CO 80202

Telephone: (303) 292-6211

Mitch Behr, Esq. #38452

201 West Colfax Avenue, Dept. 1207

Denver, CO 80202

By:

Telephone: 720-913-3275

Fax: 720-913-3180 Docket No: 61800

MULTIPLE PARCEL ATTACHMENT FOR BOAA

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)
Address / Schedule #	Old Land <u>Value</u>	Old Imp <u>Yalue</u>	Total Value	New Land <u>Value</u>	New Imp <u>Value</u>	Total <u>Value</u>	Total <u>Adjustment</u>
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