

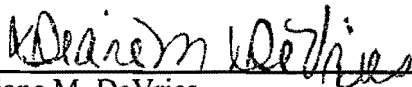
ORDER:

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 22nd day of March 2013.

BOARD OF ASSESSMENT APPEALS

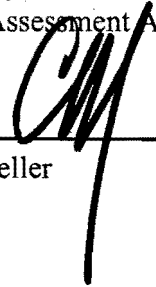


Diane M. DeVries

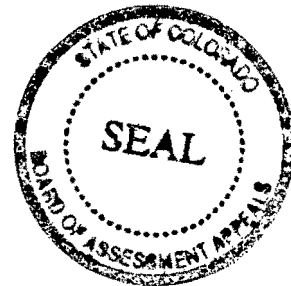
I hereby certify that this is a true and correct copy of the decision of the Board of Assessment Appeals.



Debra A. Baumbach



Cara McKeller



2013 MAR 15 PM 12: 53

BOARD OF ASSESSMENT APPEALS STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	
Petitioner: WINDSOR AT THE DISTRICT LLC	
v.	Docket Number:
Respondent:	61803
DENVER COUNTY BOARD OF EQUALIZATION	Schedule Number:
Attorney for Denver County Board of Equalization of the City and County of Denver	07052-00-047-000
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	
STIPULATION (AS TO TAX YEAR 2012 ACTUAL VALUE)	

Petitioner, WINDSOR AT THE DISTRICT LLC and Respondent, DENVER COUNTY BOARD OF EQUALIZATION OF THE CITY AND COUNTY OF DENVER, hereby enter 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:

6290 East Hampden Avenue
Denver, Colorado

2. The subject property is classified as residential and non-residential mixed use real property.

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

Land	\$	2,455,600
Improvements	\$	<u>37,968,200</u>
Total	\$	40,423,800

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	\$	2,455,600
Improvements	\$	<u>37,968,200</u>
Total	\$	40,423,800

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	\$	2,455,600
Improvements	\$	<u>36,220,400</u>
Total	\$	38,676,000

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:



Additional weight was given to the sales comparison approach versus a market value utilizing the GRM. Please refer to the "mixed use" attachment for specific value assignments by use. The 2012 value was adjusted to reflect the stipulated value for 2011.


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 12th day of March, 201~~2~~³

Agent/Attorney/Petitioner

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

By: 
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Thomson Reuters
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Denver, CO 80202
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By: 
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Fax: 720-913-3180
Docket # 61803

ATTACHMENT TO BAA 61803-2012 Schedule #07052-00-047-000

TOTAL					
Old Land:	\$2,455,600	New Land:	\$2,455,600	Chg. Land:	\$0
Old Imps:	<u>\$37,968,200</u>	New Imps:	<u>\$36,220,400</u>	Chg. Imps:	<u>-\$1,747,800</u>
Total:	\$40,423,800	Total:	\$38,676,000	Total:	<u>-\$1,747,800</u>

Commercial/Industrial - 29%					
Old Land:	\$151,600	New Land:	\$151,600	Chg. Land:	\$0
Old Imps:	<u>\$3,691,000</u>	New Imps:	<u>\$3,691,000</u>	Chg. Imps:	<u>\$0</u>
Total:	\$3,842,600	Total:	\$3,842,600	Total:	\$0

APPRAISER mdb
DATE 3/6/13

Residential/Apartment - 7.96%					
Old Land:	\$2,304,000	New Land:	\$2,304,000	Chg. Land:	\$0
Old Imps:	<u>\$34,277,200</u>	New Imps:	<u>\$32,529,400</u>	Chg. Imps:	<u>-\$1,747,800</u>
Total:	\$36,581,200	Total:	\$34,833,400	Total:	<u>-\$1,747,800</u>

APPRAISER mdb
DATE 3/6/13

Tax Calculation:
Total Assessed Value: \$3,887,090
Mill Levy x 84.071 (per \$1000)
\$326,791.54