

<p>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203</p> <hr/> <p>Petitioner:</p> <p>ERP OPERATING LTD. PARTNERSHIP,</p> <p>v.</p> <p>Respondent:</p> <p>DENVER COUNTY BOARD OF EQUALIZATION.</p>	
<p>Attorney or Party Without Attorney for the Petitioner:</p> <p>Name: Jack P. Hanna CBIZ Property Tax Solutions, Inc.</p> <p>Address: P.O. Box 2798 Littleton, Colorado 80161</p> <p>Phone Number: 303-850-9945</p>	<p>Docket Number: 39550</p>
<p>ORDER ON STIPULATION</p>	

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.: 00173-08-002-000

Category: Valuation Property Type: Residential

2. Petitioner is protesting the 2001 actual value of the subject property.

3. The parties agreed that the 2001 actual value of the subject property should be reduced to:

Land	\$ 4,822,000.00
Improvements	<u>\$39,575,400.00</u>
Total	\$44,397,400.00

4. The Board concurs with the Stipulation.

ORDER:

Respondent is ordered to reduce the 2001 actual value of the subject property, as set forth above.

The Denver County Assessor is directed to change his records accordingly.

DATED/MAILED this 11th day of October, 2002.

This decision was put on the record

October 10, 2002

BOARD OF ASSESSMENT APPEALS

Karen E Hart

Karen E. Hart

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

Marian F. Brennan
Marian F. Brennan



BOARD OF ASSESSMENT APPEALS STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 39550 Schedule Number: 00173-08-002-000 RECEIVED 02 OCT - 9 PM 1:41 BOARD OF ASSESSMENT APPEALS
Petitioner: ERP OPERATING LTD. PARTNERSHIP v. Respondent: DENVER COUNTY BOARD OF EQUALIZATION	
Attorneys for Denver County Board of Equalization J. Wallace Wortham, Jr. #5969 City Attorney Charles T. Solomon #26873 Assistant City Attorney 1437 Bannock Street, Room 315 Denver, Colorado 80203 Telephone: 720-913-3286 Facsimile: 720-913-3180	
STIPULATION (As To Tax Year 2001 Actual Value)	

Petitioner, ERP OPERATING LTD. PARTNERSHIP, and Respondent, Denver County Board of Equalization, hereby enters into this Stipulation regarding the tax year 2001 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:

 16199 East 48th Avenue
 Denver, Colorado
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 2001:

Land	\$ 4,822,000
Improvements	<u>\$42,505,808</u>
Total	\$47,327,808

4. After a timely appeal to the Board of Equalization, the Board of Equalization valued the subject property as follows:

Land	\$ 4,822,000
Improvements	<u>\$41,559,200</u>
Total	\$46,381,200

5. After further review and negotiation, the Petitioner and Board of Equalization agree to the following actual value for the subject property for tax year 2001:

Land	\$ 4,822,000
Improvements	<u>\$39,575,400</u>
Total	\$44,397,400

6. The valuations, as established above, shall be binding only with respect to tax year 2001.

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

Reconsideration of comparable market sales

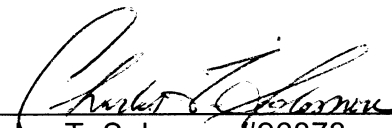
8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals should be vacated.

DATED this 7th day of October, 2002.

Agent for Petitioner


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DENVER COUNTY BOARD OF
 EQUALIZATION

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