

<p><b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203</p> <hr/> <p>Petitioner:</p> <p><b>CAPITOL HILL ASSOCS C/O SECURITY PROPERTIES,</b></p> <p>v.</p> <p>Respondent:</p> <p><b>DENVER COUNTY BOARD OF EQUALIZATION.</b></p>	
<p>Attorney or Party Without Attorney for the Petitioner:</p> <p>Name: Kenneth S. Kramer, Esq. Berenbaum, Weinshienk &amp; Eason, PC</p> <p>Address: 370 17<sup>th</sup> Street #4800 Denver, Colorado 80202</p> <p>Phone Number: 303-825-0800</p> <p>Attorney Reg. No.: 16929</p>	<p><b>Docket Number: 39923</b></p>
<p align="center"><b>ORDER ON STIPULATION</b></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.: See Attached Stipulation**

**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:

**See Attachment C**

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/her records accordingly.

**DATED/MAILED** this 26th day of March, 2003.

This decision was put on the record

March 25, 2003

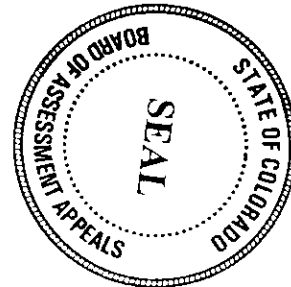
I hereby certify that this is a true and correct copy of the decision of the Board of Assessment Appeals

**BOARD OF ASSESSMENT APPEALS**

Karen E. Hart  
Karen E. Hart

Debra A. Baumbach  
Debra A. Baumbach

James E. Mogan  
James E. Mogan



<b>BOARD OF ASSESSMENT APPEALS</b> <b>STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	COLLECTED 25 FEB 12:04 ADDITIONAL DUES 39923 SCHEDULE NUMBERS: 2349-08-005 2354-08-030 2355-20-036 2355-26-010 2355-26-024 5031-01-031 5031-01-032
Petitioner:  <b>CAPITOL HILL ASSOCS C/O SECURITY PROPERTIES</b>	
v.	
Respondent:  <b>DENVER COUNTY BOARD OF EQUALIZATION</b>	
Attorneys for Denver County Board of Equalization  J. Wallace Wortham, Jr. #5969 City Attorney  Maria Kayser, #15597 Assistant City Attorney 201 West Colfax Avenue, Dept. 1207 Denver, Colorado 80202 Telephone: 720-913-3275 Facsimile: 720-913-3180	
<b>STIPULATION (AS TO TAX YEAR 2001 ACTUAL VALUES)</b>	

Petitioner, CAPITOL HILL ASSOCS C/O SECURITY PROPERTIES, and Respondent, DENVER COUNTY BOARD OF EQUALIZATION, hereby enter 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:  
 1825 Logan St., 1746 Clarkson St., 1601 E. 17<sup>th</sup> St., 1901 E. 16<sup>th</sup> St.,  
 1924 E. 17<sup>th</sup> St., 701 E. 14<sup>th</sup> St., and 1420 Washington St.  
 Denver, Colorado
2. The subject property is classified as multi-residential property.

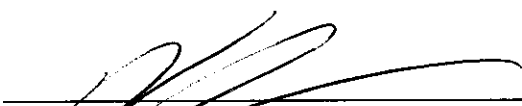
3. Attachment A reflects the actual values of the subject property, as assigned by the Assessor for tax year 2001.
4. Attachment B reflects the actual values of the subject property after a timely appeal, as assigned by the Denver County Board of Equalization.
5. After further review and negotiation, the Petitioner and Respondent agree to the tax year 2001 actual values of the subject property, as shown on Attachment C.
6. The valuations, as established on Attachment C, shall be binding with respect to only tax year 2001.
7. Brief narrative as to why the reduction was made:

After a comprehensive analysis of the subject properties and consideration of additional market evidence, a lower estimate of market value was derived, the values adjusted downward accordingly.

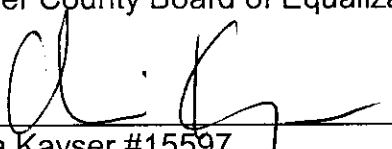
8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on March 12, 2003 at 1:00 p.m. be vacated.

DATED this 10<sup>th</sup> day of March, 2003.

Attorney for Petitioner

  
Kenneth S. Kramer  
Berenbaum, Weinshienk & Eason, P.C.  
370 17th Street, Suite 4800  
Denver, CO 80202

Denver County Board of Equalization

By:   
Maria Kayser #15597  
Assistant City Attorney  
201 West Colfax Avenue, Dept. 1207  
Denver, CO 80202  
Telephone: 720-913-3275  
Facsimile: 720-9133180

Docket Number: 39923

**ATTACHMENT A**

**ACTUAL VALUES, AS ASSIGNED BY THE ASSESSOR**

Docket Number 39923

Schedule Number	Land Value	Improvement Value	Total Actual Value
2349-08-005	\$134,000	\$1,052,100	\$1,186,100
2354-08-030	\$ 97,500	\$ 601,200	\$ 698,700
2355-20-036	\$179,600	\$ 599,600	\$ 779,200
2355-26-010	\$117,600	\$ 703,100	\$ 820,700
2355-26-024	\$143,800	\$ 861,000	\$1,004,800
5031-01-031	\$ 98,700	\$1,864,900	\$1,963,600
5031-01-032	\$ 39,500	\$ 2,500	\$ 42,000

**ATTACHMENT B**

ACTUAL VALUES, AS ASSIGNED BY THE  
DENVER COUNTY BOARD OF EQUALIZATION AFTER A TIMELY APPEAL

Docket Number 39923

Schedule Number	Land Value	Improvement Value	Total Actual Value
2349-08-005	\$134,000	\$1,052,100	\$1,186,100
2354-08-030	\$ 97,500	\$ 601,200	\$ 698,700
2355-20-036	\$179,600	\$ 599,600	\$ 779,200
2355-26-010	\$117,600	\$ 703,100	\$ 820,700
2355-26-024	\$143,800	\$ 861,000	\$1,004,800
5031-01-031	\$ 98,700	\$1,864,900	\$1,963,600
5031-01-032	\$ 39,500	\$ 2,500	\$ 42,000

**ATTACHMENT C**

**ACTUAL VALUES, AS AGREED TO BY ALL PARTIES**

Docket Number 39923

Schedule Number	Land Value	Improvement Value	Total Actual Value
2349-08-005	\$134,000	\$ 883,500	\$1,017,500
2354-08-030	\$ 97,500	\$ 505,800	\$ 603,300
2355-20-036	\$179,600	\$ 493,200	\$ 672,800
2355-26-010	\$117,600	\$ 591,000	\$ 708,600
2355-26-024	\$143,800	\$ 723,800	\$ 867,600
5031-01-031	\$ 98,700	\$1,596,800	\$1,695,500
5031-01-032	\$ 39,500	\$ 2,500	\$ 42,000