

<p>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203</p> <hr/> <p>Petitioner:</p> <p>GRANT STREET HOUSING PARTNERS,</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: Kenneth S. Kramer, Esq. Berenbaum, Weinshienk & Eason, PC</p> <p>Address: 370 17th Street #4800 Denver, Colorado 80202</p> <p>Phone Number: 303-825-0800</p> <p>Attorney Reg. No.: 16929</p>	<p>Docket Number: 39924</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.: 02349-18-028-000

Category: Valuation

Property Type: Commercial

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	\$ 1,426,700.00
Improvements	<u>32,118,500.00</u>
Total	\$33,545,200.00

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/her records accordingly.

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

This decision was put on the record

March 25, 2003

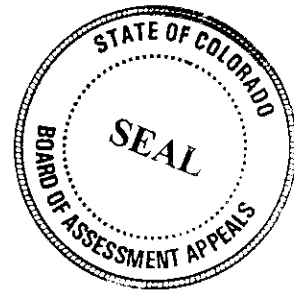
I hereby certify that this is a true and correct copy of the decision of the Board of Assessment Appeals

BOARD OF ASSESSMENT APPEALS

Karen E Hart
Karen E. Hart

Debra A. Baumbach
Debra A. Baumbach

James E. Mogan
James E. Mogan



BOARD OF ASSESSMENT APPEALS STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 39924 Schedule Number: 2349-18-028 FEB 25 AM 11:51 CLERK OF DISTRICT COURT COUNTY OF DENVER DENVER, COLORADO
Petitioner: GRANT STREET HOUSING PARTNERS v. Respondent: DENVER COUNTY BOARD OF EQUALIZATION	
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	
STIPULATION (AS TO TAX YEAR 2001 ACTUAL VALUE)	

Petitioner, GRANT STREET HOUSING PARTNERS, 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:

 1650-1680 Grant Street
 Denver, Colorado

2. The subject property is classified as mixed residential-commercial property.

3. The County Assessor originally assigned the following actual value on the subject property for tax year 2001.

Land	\$ 1,426,700
Improvements	<u>\$38,237,604</u>
Total	\$39,664,304

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

Land	\$ 1,426,700
Improvements	<u>\$38,237,604</u>
Total	\$39,664,304

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

Land	\$ 1,426,700
Improvements	<u>\$32,118,500</u>
Total	\$33,545,200

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:

Additional consideration of sales of similar apartment buildings and information about the subject property supplied by the petitioner indicates a lower value for the subject property. The commercial portion of this valuation remains unchanged at \$1,045,200; the residential portion of the subject property valuation is to be reduced to \$32,500,000.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on March 12, 2003 at 8:30 a.m. be vacated.


DATED this 10th day of March, 2003.

Attorney for Petitioner



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Denver County Board of Equalization

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Docket Number: 39924