

<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>NATIONAL BOSTON LOFTS,</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: 39928</b></p>
<p><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**

**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:

**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 18<sup>th</sup> day of April, 2003.

This decision was put on the record

April 17, 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	03 APR 17 PM 2:56 Docket Number 39928 Schedule Numbers: 2345-26-016 2345-26-017 2345-26-018 2345-26-019 2345-26-023 2345-26-027 2345-26-028 2345-26-029 2345-26-030 2345-26-031 2345-26-032 2345-26-000
Petitioner: <b>NATIONAL BOSTON LOFTS</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, NATIONAL BOSTON LOFTS, and Respondent, DENVER COUNTY BOARD OF EQUALIZATION, hereby enter into this Stipulation regarding the tax year 2001 valuation of the subject properties, 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 properties subject to this Stipulation are described as:  
 1635 Stout Street, 1620 Champa Street, 822 17th Street  
 Denver, Colorado
2. The subject properties are classified as commercial property.
3. Attachment A reflects the actual values of the subject properties, as assigned by the Assessor for tax year 2001.

4. Attachment B reflects the actual values of the subject properties 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 properties, 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:

Condo unit 2345-26-027 (#13) carried a higher value per parking space than other parking units in the building due to a conflict between land value and the income approach. A reduction of \$47,900 equalizes the value per space on this unit with that of the other units in the building.

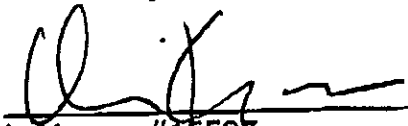
8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on April 3, 2003 at 8:30 a.m. be vacated.

DATED this 14<sup>th</sup> day of April, 2003.

Attorney for Petitioner

  
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Denver County Board of Equalization

By:   
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Maria Kayser #15597  
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Denver, CO 80202  
Telephone: 720-913-3275  
Facsimile: 720-9133180

Docket Number: 39928

**ATTACHMENT A**

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

**Docket Number 39928**

<b>Schedule Number</b>	<b>Land Value</b>	<b>Improvement Value</b>	<b>Total Actual Value</b>
2345-26-016	\$ 11,600	\$ 40,500	\$ 52,100
2345-26-017	\$170,900	\$112,300	\$283,200
2345-26-018	\$160,300	\$101,100	\$261,400
2345-26-019	\$173,400	\$109,800	\$283,200
2345-26-023	\$ 22,500	\$ 83,100	\$105,600
2345-26-027	\$264,700	\$ 1,000	\$265,700
2345-26-028	\$295,600	\$ 96,600	\$392,200
2345-26-029	\$295,400	\$ 96,800	\$392,200
2345-26-030	\$295,000	\$108,000	\$403,000
2345-26-031	\$294,100	\$ 54,400	\$348,500
2345-26-032	\$133,000	\$ 52,200	\$185,200
2345-26-000	\$777,700	\$ 1,000	\$778,700

**ATTACHMENT B**

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

**Docket Number 39928**

<b>Schedule Number</b>	<b>Land Value</b>	<b>Improvement Value</b>	<b>Total Actual Value</b>
2345-26-016	\$ 11,600	\$ 40,500	\$ 52,100
2345-26-017	\$170,900	\$112,300	\$283,200
2345-26-018	\$160,300	\$101,100	\$261,400
2345-26-019	\$173,400	\$109,800	\$283,200
2345-26-023	\$ 22,500	\$ 83,100	\$105,600
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2345-26-030	\$295,000	\$108,000	\$403,000
2345-26-031	\$294,100	\$ 54,400	\$348,500
2345-26-032	\$133,000	\$ 52,200	\$185,200
2345-26-000	\$777,700	\$ 1,000	\$778,700

**ATTACHMENT C**

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

Docket Number 39928

Schedule Number	Land Value	Improvement Value	Total Actual Value
2345-26-016	\$ 11,600	\$ 40,500	\$ 52,100
2345-26-017	\$170,900	\$112,300	\$283,200
2345-26-018	\$160,300	\$101,100	\$261,400
2345-26-019	\$173,400	\$109,800	\$283,200
2345-26-023	\$ 22,500	\$ 83,100	\$105,600
2345-26-027	\$216,800	\$ 1,000	\$217,800
2345-26-028	\$295,600	\$ 96,600	\$392,200
2345-26-029	\$295,400	\$ 96,800	\$392,200
2345-26-030	\$295,000	\$108,000	\$403,000
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