

**BOARD OF ASSESSMENT APPEALS,
STATE OF COLORADO**
1313 Sherman Street, Room 315
Denver, Colorado 80203

Petitioner:

TOWER 48 ASSOCIATES II LP,

v.

Respondent:

DENVER COUNTY BOARD OF COMMISSIONERS.

Attorney or Party Without Attorney for the Petitioner:

Name: Kenneth S. Kramer, Esq.
Berenbaum, Weinshienk & Eason, P.C.
Address: 370 17th Street, Suite 4800
Denver, Colorado 80202

Docket No. 40097

ORDER ON STIPULATION

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.: 00222-00-038-000

Category: Refund/Abatement 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	\$ 1,142,800.00
Improvements	<u>\$11,398,500.00</u>
Total	\$12,541,300.00

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 23d day of July, 2003.

BOARD OF ASSESSMENT APPEALS

This decision was put on the record

July 22, 2003

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 Brennan

Marian Brennan



BOARD OF ASSESSMENT APPEALS STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: <p style="text-align: center;">40097</p> Schedule Number: <p style="text-align: center;">0222-00-038</p>
Petitioner: <p style="text-align: center;">TOWER 48 ASSOCIATES II LP</p> v. Respondent:	
DENVER COUNTY BOARD OF COMMISSIONERS Attorneys for Denver County Board of Commissioners 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)	

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Petitioner, TOWER 48 ASSOCIATES II LP, and Respondent, DENVER COUNTY BOARD OF COMMISSIONERS, 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:
 - 4755 Argonne Street
 - 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	\$ 1,142,800
Improvements	<u>\$13,030,700</u>
Total	\$14,173,500

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

Land	\$ 1,142,800
Improvements	<u>\$13,030,700</u>
Total	\$14,173,500

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

Land	\$ 1,142,800
Improvements	<u>\$11,398,500</u>
Total	\$12,541,300

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

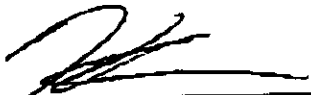
7. Brief narrative as to why the reduction was made:

Reconsideration of comparable market sales and gross rent multiplier applicable to the property.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on June 25, 2003 at 1:00 p.m. be vacated.

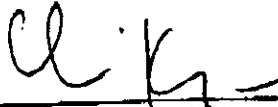
DATED this 18 day of July, 2003.

Attorney for Petitioner



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

Denver County Board of Commissioners

By: 

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