

<p>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203</p> <hr/> <p>Petitioner:</p> <p>CSA II LP/COOK STREET ASSOCS. I LP,</p> <p>Respondent:</p> <p>DENVER COUNTY BOARD OF EQUALIZATION.</p>	
<p>Attorney or Party Without Attorney for the Petitioner:</p> <p>Name: Ronald S. Loser, Esq. Address: 1700 Lincoln Street, Suite 2222 Denver, Colorado 80203 Phone Number: 303-866-9400 Attorney Reg. No.: 1685</p>	<p>Docket Number: 40812</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 Nos.: 05125-11-046-000 & 05125-11-047-000

Category: Valuation Property Type: Residential

2. Petitioner is protesting the 2002 actual value of the subject property.

3. The parties agreed that the 2002 actual value of the subject property should be reduced to:

See Attached Stipulation.

4. The Board concurs with the Stipulation.

ORDER:

Respondent is ordered to reduce the 2002 actual value of the subject property as set forth above.

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

DATED/MAILED this 31st day of December, 2002.

This decision was put on the record

December 30, 2002

BOARD OF ASSESSMENT APPEALS

Karen E Hart

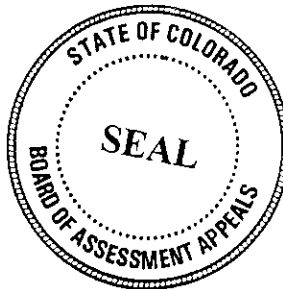
Karen E. Hart

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: <p style="text-align: center;">40812</p> Schedule Number: <p style="text-align: center;">5125-11-046 and 5125-11-047</p> <div style="text-align: right; font-size: small;"> RECEIVED BOARD OF APPEALS 02 DEC 30 AM 7:32 </div>
Petitioner: COOK STREET ASSOCIATES I LP ET AL 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 Ave., Dept. 1207 Denver, Colorado 80202 Telephone: 720-913-3275 Facsimile: 720-913-3180	
STIPULATION (As To Tax Year 2002 Actual Values)	

Petitioner, COOK STREET ASSOCIATES I LP ET AL, and Respondent, Denver Board of Equalization, hereby enter into this Stipulation regarding the tax year 2002 valuation of the subject properties, and jointly move the Board of Assessment Appeals to enter its order based on this Stipulation.

The Petitioner and Respondent agree and stipulate as follows:

1. The properties subject to this Stipulation is described as:
 3329-3333 E. Bayaud Ave. and 1 S. Madison St.
2. The subject properties are classified as multi-residential properties.
3. Attachment A reflects the actual values of the subject properties, as assigned by the Assessor for tax year 2002.

4. Attachment B reflects the actual values of the subject properties after a timely appeal, as assigned by the Board of Equalization.

5. After further review and negotiation, the Petitioner and Respondent agree to the tax year 2002 actual values of the subject properties, as shown on Attachment C.

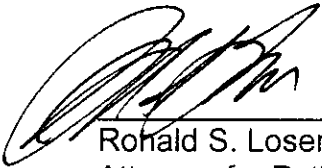
6. The valuations, as established on Attachment C, shall be binding with respect to only tax year 2002.

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

Reconsideration of the allocation of values between the parking structure and the apartments.

8. A hearing has not been scheduled before the Board of Assessment Appeals.

DATED this ____ day of _____, 2002.

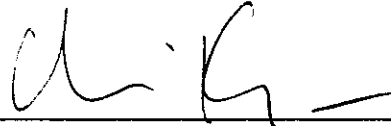


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Docket Number: 40812



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ATTACHMENT A

ACTUAL VALUES, AS ASSIGNED BY THE ASSESSOR

Docket Number 40812

Schedule Number	Land Value	Improvement Value	Total Actual Value
5125-11-046	\$4,527,600	\$41,757,600	\$46,285,200
5125-11-047	\$2,822,700	\$ 3,962,700	\$ 6,785,400

ATTACHMENT B

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

Docket Number 40812

Schedule Number	Land Value	Improvement Value	Total Actual Value
5125-11-046	\$4,527,600	\$41,757,600	\$46,285,200
5125-11-047	\$2,822,700	\$ 3,962,700	\$ 6,785,400

ATTACHMENT C

ACTUAL VALUES, AS AGREED TO BY ALL PARTIES

Docket Number 40812

Schedule Number	Land Value	Improvement Value	Total Actual Value
5125-11-046	\$4,527,600	\$34,972,200	\$39,499,800
5125-11-047	\$2,822,700	\$ 3,962,700	\$ 6,785,400