

<b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	
Petitioner: <b>PLATTE STREET LIMITED PARTNERSHIP,</b>  v. Respondent: <b>DENVER COUNTY BOARD OF EQUALIZATION.</b>	
Attorney or Party Without Attorney for the Petitioner: Name: Matthew W. Poling Deloitte & Touche Address: 555 17th Street Suite 3600 Denver, CO 80202 Phone Number: 303-292-5400	<b>Docket Number: 42751</b>
<b>ORDER ON STIPULATION</b>	

**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.: 02284-08-016-000 +1**  
**Category: Valuation      Property Type: Residential**
2. Petitioner is protesting the 2003 actual value of the subject property.

3. The parties agreed that the 2003 actual value of the subject property should be reduced to:

**Total Value:           \$39,347,400**

(Reference Attached Stipulation)

4. The Board concurs with the Stipulation.

**ORDER:**

Respondent is ordered to reduce the 2003 actual value of the subject property, as set forth above.

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

**DATED AND MAILED** this 16th day of June 2005.

**BOARD OF ASSESSMENT APPEALS**

This decision was put on record

June 15, 2005

*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

*Keela Steele*  
Keela Steele



Municipal  
JUN 9 2005  
Operations

<b>BOARD OF ASSESSMENT APPEALS</b> <b>STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	<p style="text-align: right;">JUN 13 PM 1:13</p> Docket Number:  42751  Schedule Numbers:  2284-08-016 2284-07-018
Petitioner:  <b>PLATTE STREET LIMITED PARTNERSHIP</b>	
v.  Respondent:	
<b>DENVER COUNTY BOARD OF EQUALIZATION</b> Attorneys for Denver County Board of Equalization  Cole Finegan #16853 City Attorney  Charles T. Solomon #26873 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 2003 ACTUAL VALUES)</b>	

Petitioner, PLATTE STREET LIMITED PARTNERSHIP, and Respondent, DENVER COUNTY BOARD OF EQUALIZATION, hereby enter into this Stipulation regarding the tax year 2003 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:  
  
1548-1560 Platte Street and 1620 Platte Street  
Denver, Colorado
2. The subject properties are classified as mixed use properties.

3. Attachment A reflects the actual values of the subject properties, as assigned by the Assessor for tax year 2003.

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 2003 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 2003.

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

Additional consideration of sales of similar properties indicates a lower value.


8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on June 21, 2005 at 8:30 a.m. be vacated.

DATED this 6<sup>th</sup> day of June, 2005.

Agent for Petitioner

  
Matthew W. Poling  
Deloitte & Touche  
555 17th Street, Suite 3600  
Denver, CO 80202  
303-308-2191

Denver County Board of Equalization

By:   
Charles T. Solomon #26873  
Assistant City Attorney  
201 West Colfax Avenue, Dept. 1207  
Denver, CO 80202  
Telephone: 720-913-3275  
Fax: 720-913-3180

Docket Number: 42751

**ATTACHMENT A**

ACTUAL VALUES, AS ASSIGNED BY THE ASSESSOR

Docket Number 42751

Schedule Number	Land Value	Improvement Value	Total Actual Value
2284-08-016			
Commercial	\$ 95,300	\$ 252,100	\$ 347,400
Residential	\$4,668,900	\$24,384,300	\$29,053,200
2284-07-018			
Commercial	\$ 108,400	\$ 391,600	\$ 500,000
Residential	\$2,601,000	\$12,222,000	\$14,823,000

**ATTACHMENT B**

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

Docket Number 42751

Schedule Number	Land Value	Improvement Value	Total Actual Value
2284-08-016			
Commercial	\$ 95,300	\$ 252,100	\$ 347,400
Residential	\$4,668,900	\$24,384,300	\$29,053,200
2284-07-018			
Commercial	\$ 108,400	\$ 391,600	\$ 500,000
Residential	\$2,601,000	\$10,359,000	\$12,960,000

**ATTACHMENT C**

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

Docket Number 42751

Schedule Number	Land Value	Improvement Value	Total Actual Value
2284-08-016			
Commercial	\$ 95,300	\$ 252,100	\$ 347,400
Residential	\$4,668,900	\$22,960,500	\$27,629,400
2284-07-018			
Commercial	\$ 108,400	\$ 391,600	\$ 500,000
Residential	\$2,601,000	\$ 8,269,600	\$10,870,600