

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 43808
Petitioner: PR X LLC, v. Respondent: DENVER COUNTY BOARD OF EQUALIZATION.	
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.: 09101-00-021-000+1

Category: Valuation Property Type: Residential
2. Petitioner is protesting the 2004 actual value of the subject property.
3. The parties agreed that the 2004 actual value of the subject property should be reduced to:

Total Value: \$30,750,000

(Reference Attached Stipulation)
4. The Board concurs with the Stipulation.

ORDER:

Respondent is ordered to reduce the 2004 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 12th day of January 2006.

BOARD OF ASSESSMENT APPEALS

This decision was put on record

January 11, 2006

Karen E Hart

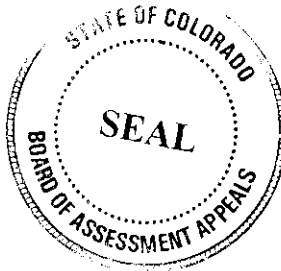
Karen E. Hart

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



BOARD OF ASSESSMENT APPEALS STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: <p style="text-align: center;">43808</p> Schedule Numbers: <p style="text-align: center;">9101-00-020</p> <p style="text-align: center;">and</p> <p style="text-align: center;">9101-00-021</p>
Petitioner: <p style="text-align: center;">PR X LLC</p> v. Respondent:	
DENVER COUNTY BOARD OF EQUALIZATION 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	
STIPULATION (AS TO TAX YEAR 2004 ACTUAL VALUES)	

STATE OF COLORADO
 BOARD OF ASSESSMENT APPEALS
 2006 JAN 11 PM 12:29

Petitioner, PR X LLC, and Respondent, DENVER COUNTY BOARD OF EQUALIZATION, hereby enter into this Stipulation regarding the tax year 2004 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:

4700 S. Balsam Way
Denver, Colorado
2. The subject properties are classified as residential apartments.

3. Attachment A reflects the actual values of the subject properties, as assigned by the Assessor for tax year 2004.

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 2004 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 2004.

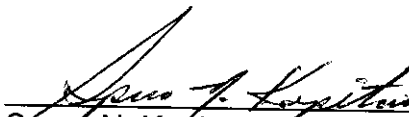
7. Brief narrative as to why the reduction was made:

Sales support a value of \$30,750,000 with new construction 100% completed during the interim year.

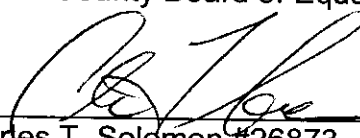
8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on January 18, 2005 at 8:30 a.m. be vacated.

DATED this 9th day of January, 2005.

Agent for Petitioner


Spero N. Kopitas
Flanagan/Bilton
200 E. Randolph Dr. #6900
Chicago, IL 60601

Denver County Board of Equalization

By: 
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Assistant City Attorney
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Denver, CO 80202
Telephone: 720-913-3275
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Docket Number: 43808

ATTACHMENT A

ACTUAL VALUES, AS ASSIGNED BY THE ASSESSOR

Docket Number 43808

Schedule Number	Land Value	Improvement Value	Total Actual Value
9101-00-020	\$ 2,552,200	\$19,026,700	\$21,578,900
9101-00-021	\$ 1,714,300	\$12,009,700	\$13,724,000

ATTACHMENT B

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

Docket Number 43808

Schedule Number	Land Value	Improvement Value	Total Actual Value
9101-00-020	\$ 2,552,200	\$19,026,700	\$21,578,900
9101-00-021	\$ 1,714,300	\$12,009,700	\$13,724,000

ATTACHMENT C

ACTUAL VALUES, AS AGREED TO BY ALL PARTIES

Docket Number 43808

Schedule Number	Land Value	Improvement Value	Total Actual Value
9101-00-020	\$ 2,552,200	\$15,360,400	\$17,912,600
9101-00-021	\$ 1,714,300	\$11,123,100	\$12,837,400