

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 45720
Petitioner: VENTANA APARTMENTS , 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.: 06301-31-011-000+2

Category: Valuation Property Type: Residential
2. Petitioner is protesting the 2005 actual value of the subject property.
3. The parties agreed that the 2005 actual value of the subject property should be reduced to:

Total Value: \$17,300,000
 (Reference Attached Stipulation)
4. The Board concurs with the Stipulation.

ORDER:

Respondent is ordered to reduce the 2005 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 27th day of November 2006.

BOARD OF ASSESSMENT APPEALS

This decision was put on record
November 24, 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

Heather Wilcox

Heather Wilcox



BOARD OF ASSESSMENT APPEALS STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 45720 Schedule Number: 6301-30-008 6301-31-011 6301-32-008
Petitioner: SABLETREE APARTMENTS, LLC v. Respondent:	
DENVER COUNTY BOARD OF EQUALIZATION Attorneys for Denver County Board of Equalization Cole Finegan #16853 City Attorney Max Taylor #35403 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 2005 ACTUAL VALUES)	

Petitioner, SABLETREE APARTMENTS, LLC, and Respondent, DENVER COUNTY BOARD OF EQUALIZATION, hereby enter into this Stipulation regarding the tax year 2005 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:

 5000 East Donald Avenue
 Denver, Colorado
2. The subject properties are classified as residential properties.
3. Attachment A reflects the actual values of the subject properties, as assigned by the Assessor for tax year 2005.

2006 NOV 22 PM 1:04
 City Attorney

ATTACHMENT A

ACTUAL VALUES, AS ASSIGNED BY THE ASSESSOR

Docket Number 45720

Schedule Number	Land Value	Improvement Value	Total Actual Value
6301-30-008	\$ 2,650,000.00	\$ 11,372,700.00	\$14,022,700.00
6301-31-011	\$ 194,400.00	\$ 794,000.00	\$ 988,400.00
6301-32-008	\$ 605,500.00	\$ 2,853,800.00	\$ 3,459,300.00

ATTACHMENT B

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

Docket Number 45720

Schedule Number	Land Value	Improvement Value	Total Actual Value
6301-30-008	\$ 2,650,000.00	\$ 11,372,700.00	\$14,022,700.00
6301-31-011	\$ 194,400.00	\$ 794,000.00	\$ 988,400.00
6301-32-008	\$ 805,500.00	\$ 2,853,800.00	\$ 3,459,300.00

ATTACHMENT C

ACTUAL VALUES, AS AGREED TO BY ALL PARTIES

Docket Number 45720

Schedule Number	Land Value	Improvement Value	Total Actual Value
6301-30-008	\$ 2,650,000.00	\$ 10,484,100.00	\$13,134,100.00
6301-31-011	\$ 194,400.00	\$ 731,400.00	\$ 925,800.00
6301-32-008	\$ 605,500.00	\$ 2,634,600.00	\$ 3,240,100.00

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 2005 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 2005.


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

Reconsideration of sales comparables.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on December 5, 2006 at 8:30 a.m. be vacated.


DATED this 20th day of November, 2006.

Agent for Petitioner



Layne F Mann #1561
7475 W. 5th Ave. #321
Lakewood, CO 80226

Denver County Board of Equalization

By: 

Max Taylor #35403
Assistant City Attorney
201 West Colfax Avenue, Dept. 1207
Denver, CO 80202
Telephone: 720-913-3275
Fax: 720-913-3180

Docket Number: 45720