

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

**Docket Number: 46041**

Petitioner:

**SRP, INC.,**

v.

Respondent:

**DENVER COUNTY BOARD OF EQUALIZATION.**

**AMENDMENT TO ORDER (On Stipulation)**

The Stipulation attached to the Order dated March 15, 2006 was erroneous. The correct Stipulation is attached hereto.

In all other respects, the March 15, 2006 Order shall remain in full force and effect.

**DATED/MAILED** this 20<sup>th</sup> day of March, 2006.

This amendment was put on the record

March 17, 2006

I hereby certify that this is a true  
and correct copy of the decision of  
the Board of Assessment Appeals.

*Keela K. Steele*  
Keela K. Steele

**BOARD OF ASSESSMENT APPEALS**

*Karen E. Hart*  
Karen E. Hart

*Debra A. Baumbach*  
Debra A. Baumbach



<b>BOARD OF ASSESSMENT APPEALS</b> <b>STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203		Docket Number: 46041  Schedule Number: 5031-06-031
Petitioner:  <b>SRP, INC.</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 207 West Colfax Avenue, Dept. 1207 Denver, Colorado 80202 Telephone: 720-913-3275 Facsimile: 720-913-3180		
<b>STIPULATION (AS TO TAX YEAR 2005 ACTUAL VALUE)</b>		

Petitioner, SRP, INC., and Respondent, DENVER COUNTY BOARD OF EQUALIZATION, hereby enters into this Stipulation regarding the tax year 2005 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:  
 1350 Grant St  
 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 2005.

Land	\$	666,300.00
Improvements	\$	<u>22,078,308.00</u>
Total	\$	<u>22,744,608.00</u>

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

Land	\$	666,300.00
Improvements	\$	<u>22,078,308.00</u>
Total	\$	<u>22,744,608.00</u>

5. After further review and negotiation, the Petitioner and Denver County Board of Equalization agree to the following actual value for the subject property for tax year 2005.

Land	\$	666,300.00
Improvements	\$	<u>12,750,550.00</u>
Total	\$	<u>13,416,850.00</u>

6. The valuations, as established above, shall be binding only with respect to tax year 2005.

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

Sales support a value of \$13,775,000 or \$95,000 per unit with a EDMA of 2.8% for a total value of \$13,416,850.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on TBD, 2006 at TBD be vacated.

DATED this 17 day of March, 2006.

Agent for Petitioner

Denver County Board of Equalization

By: Todd J. Stevens  
 Todd J. Stevens  
 Stevens & Associates, Inc.  
~~8005 South Chester St., Suite 340~~  
~~Littleton, CO 80112~~  
 (303) 347-1878  
 640 Plaza Drive  
 Ste. 290  
 Littleton, CO 80129

By: Charles T. Solomon  
 Charles T. Solomon #26873  
 201 West Colfax Avenue, Dept. 1207  
 Denver, CO 80202  
 Telephone: 720-913-3275  
 Fax: 720-913-3180  
 Docket No: 46041

2006 MAR 17 PM 2:54

STATE OF COLORADO  
BOARD OF ASSESSMENT APPEALS

<p><b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203</p>	<p><b>Docket Number: 46041</b></p>
<p>Petitioner: <b>SRP INC.,</b></p> <p>v.</p> <p>Respondent: <b>DENVER COUNTY BOARD OF EQUALIZATION.</b></p>	
<p><b>ORDER ON STIPULATION</b></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 No.: 05031-06-031-031**

**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:            \$13,416,850**

(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 15th day of March 2006.

**BOARD OF ASSESSMENT APPEALS**

This decision was put on record

March 14, 2006

*Karen E Hart*

Karen E. Hart

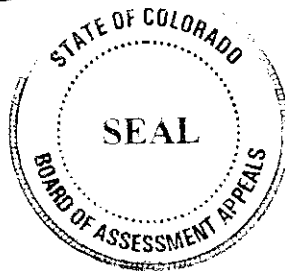
I hereby certify that this is a true and correct copy of the decision of the Board of Assessment Appeals.

*Debra A. Baumbach*

Debra A. Baumbach

*Keela Steele*

*Keela Steele*



<b>BOARD OF ASSESSMENT APPEALS</b> <b>STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 46041  Schedule Number: 5031-06-031  2006 MAR 10 PM 12:02 STATE OF COLORADO BOARD OF ASSESSMENT APPEALS
Petitioner:  <b>SRP, INC.</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	
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     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 years 2003 and 2004.

Land	\$	666,300.00
Improvements	\$	<u>22,078,308.00</u>
Total	\$	<u>22,744,608.00</u>

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

Land	\$	666,300.00
Improvements	\$	<u>22,078,308.00</u>
Total	\$	<u>22,744,608.00</u>

5. After further review and negotiation, the Petitioner and Denver County Board of Equalization agree to the following actual value for the subject property for tax years 2003 and 2004.

Land	\$	666,300.00
Improvements	\$	<u>12,750,550.00</u>
Total	\$	<u>13,416,850.00</u>

6. The valuations, as established above, shall be binding only with respect to tax years 2003 and 2004.

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

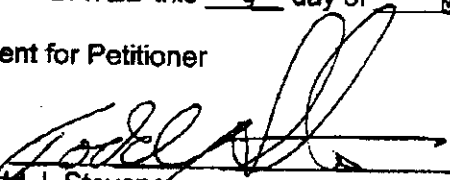
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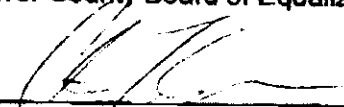
8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on March 2, 2006 at 1:00 p.m. be vacated.

DATED this 9 day of March, 2006.

Agent for Petitioner

Denver County Board of Equalization

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By:   
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 Docket No: 43882