

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 46587
Petitioner: CP EVERGREEN VILLAGE 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.: 01333-00-012-000

Category: Valuation Property Type: Residential
2. Petitioner is protesting the 2006 actual value of the subject property.
3. The parties agreed that the 2006 actual value of the subject property should be reduced to:

Total Value: \$28,350,000
(Reference Attached Stipulation)
4. The Board concurs with the Stipulation.

ORDER:

Respondent is ordered to reduce the 2006 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 13th day of February 2008.

BOARD OF ASSESSMENT APPEALS

This decision was put on record

February 12, 2008

Karen E Hart

Karen E. Hart

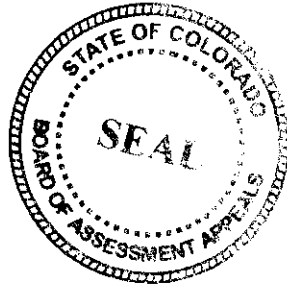
I hereby certify that this is a true and correct copy of the decision of the Board of Assessment Appeals.

Debra A Baumbach

Debra A. Baumbach

Toni Rigiroszi

Toni Rigiroszi



STATE OF COLORADO
DEPARTMENT OF REVENUE
2008 FEB 11 AM 7:43

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

CP EVERGREEN VILLAGE, LLC

v.

Respondent:

DENVER COUNTY BOARD OF EQUALIZATION
Attorneys for Denver County Board of Equalization

City Attorney

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Docket Number:
46587

Schedule Number:
1333-00-012

STIPULATION (AS TO TAX YEAR 2006 ACTUAL VALUE)

Petitioner, CP EVERGREEN VILLAGE, LLC, and Respondent, DENVER COUNTY BOARD OF EQUALIZATION, hereby enters into this Stipulation regarding the tax year 2006 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:

1955 Ulster Street
Denver, Colorado 80220
2. The subject property is classified as a residential apartment complex.
3. The County Assessor originally assigned the following actual value on the subject property for tax year 2006.

Land	\$	2,066,500.00
Improvements	\$	<u>30,600,500.00</u>
Total	\$	32,667,000.00

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

Land	\$	2,066,500.00
Improvements	\$	<u>30,600,500.00</u>
Total	\$	32,667,000.00

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 2006.

Land	\$	2,066,500.00
Improvements	\$	<u>26,283,500.00</u>
Total	\$	28,350,000.00

6. The valuations, as established above, shall be binding only with respect to tax year 2006.

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

Additional weight was given to the GRM methodology to valuation combined with the results of the sales comparison approach.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on March 6th, 2008 at 8:30am be vacated.

DATED this 5TH day of FEBRUARY, 2008.

Agent for Petitioner

Denver County Board of Equalization

By: 

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