

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 49696
Petitioner: CAPITOL HILL ASSOCIATES, 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.: 02354-08-030-000+5

Category: Valuation Property Type: Residential
2. Petitioner is protesting the 2007 actual value of the subject property.
3. The parties agreed that the 2007 actual value of the subject property should be reduced to:

Total Value: \$5,962,000

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

ORDER:

Respondent is ordered to reduce the 2007 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 18th day of June 2009.

BOARD OF ASSESSMENT APPEALS

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 Rigirozzi

Toni Rigirozzi



STATE OF COLORADO
BOARD OF ASSESSMENT APPEALS
2009 JUN 17 AM 11:35

BOARD OF ASSESSMENT APPEALS STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	
Petitioner: CAPITOL HILL ASSOCIATES	
v.	Docket Number:
Respondent:	49696
BOARD OF EQUALIZATION OF THE CITY AND COUNTY OF DENVER	Schedule Number:
Attorneys for Board of Equalization of the City and County of Denver	05031-01-031-000
City Attorney	05031-01-032-000
	02354-08-030-000
	02355-26-024-000
	02355-26-010-000
	02355-20-036-000
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 2007 ACTUAL VALUE)	

Petitioner, CAPITOL HILL ASSOCIATES, and Respondent, BOARD OF EQUALIZATION OF THE CITY AND COUNTY OF DENVER, hereby enters into this Stipulation regarding the tax year 2007 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:

- 701 East 14th Avenue
- 1420 Washington Street
- 1746 Clarkson Street
- 1665-1667 Race Street

1920-1928 East 17th Avenue
 1901 – 1921 East 16th Avenue
 1601 – 1615 East 17th Avenue
 ALL in Denver, Colorado

2. The subject properties are classified as residential apartments.

3. The County Assessor originally assigned the following actual value on the subject property for tax year 2007.

<u>Schedule Number</u>	<u>Land Value</u>	<u>Improvement Value</u>	<u>Total Value</u>
05031-01-031-000	\$180,900	\$ 2,384,300	\$ 2,565,200
05031-01-032-000	\$ 69,700	\$ 3,200	\$ 72,900
02354-08-030-000	\$278,600	\$ 759,800	\$ 1,038,400
02355-26-024-000	\$410,900	\$ 903,800	\$ 1,314,700
02355-26-010-000	\$336,000	\$ 651,200	\$ 987,200
02355-20-036-000	\$513,100	\$ 755,400	\$ 1,268,500

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

<u>Schedule Number</u>	<u>Land Value</u>	<u>Improvement Value</u>	<u>Total Value</u>
05031-01-031-000	\$180,900	\$ 2,111,200	\$ 2,292,100
05031-01-032-000	\$ 69,700	\$ 3,200	\$ 72,900
02354-08-030-000	\$278,600	\$ 759,800	\$ 1,038,400
02355-26-024-000	\$410,900	\$ 903,800	\$ 1,314,700
02355-26-010-000	\$336,000	\$ 651,200	\$ 987,200
02355-20-036-000	\$513,100	\$ 755,400	\$ 1,268,500

5. After further review and negotiation, the Petitioner and Board of Equalization of the City and County of Denver agree to the following actual value for the subject property for tax year 2007.

<u>Schedule Number</u>	<u>Land Value</u>	<u>Improvement Value</u>	<u>Total Value</u>
05031-01-031-000	\$180,900	\$ 1,896,200	\$ 2,077,100
05031-01-032-000	\$ 69,700	\$ 3,200	\$ 72,900
02354-08-030-000	\$278,600	\$ 593,400	\$ 872,000
02355-26-024-000	\$410,900	\$ 789,100	\$ 1,200,000
02355-26-010-000	\$336,000	\$ 444,000	\$ 780,000
02355-20-036-000	\$513,100	\$ 446,900	\$ 960,000

6. The valuations, as established above, shall be binding only with respect to tax year 2007.

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

A further review of appropriate market information along with an exterior inspection of the properties which are the subject of this stipulation resulted in a reduced value estimate.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on July 27, 2009 at 8:30 AM be vacated.

DATED this 16th day of June, 2009.

Agent/Attorney/Petitioner

Board of Equalization of the City and
County of Denver

By: [Signature] # 1685
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