

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 50837
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.: 02349-08-005-000+6

Category: Valuation Property Type: Residential
2. Petitioner is protesting the 2008 actual value of the subject property.
3. The parties agreed that the 2008 actual value of the subject property should be reduced to:

Total Value: \$5,889,100

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

ORDER:

Respondent is ordered to reduce the 2008 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 20th day of April 2010.



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.

Melissa Nord

Melissa Nord

Debra A. Baumbach

Debra A. Baumbach

BOARD OF ASSESSMENT APPEALS STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	
Petitioner: CAPITOL HILL ASSOCIATES v. Respondent: BOARD OF EQUALIZATION OF THE CITY AND COUNTY OF DENVER	Docket Number: 50837 Schedule Numbers:
Attorneys for Board of Equalization of the City and County of Denver 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	02349-08-005-000 02354-08-030-000 02355-20-036-000 02355-26-010-000 02355-26-024-000 05031-01-031-000 05031-01-032-000
STIPULATION (AS TO TAX YEAR 2008 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 2008 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:

 (See Attachment A)
 Denver, Colorado
2. The subject property is classified as residential real property.

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3. The County Assessor originally assigned the following actual value on the subject property for tax year 2008.

See Attachment A

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:

See Attachment A

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 2008.

See Attachment A

6. The valuations, as established above, shall be binding only with respect to tax year 2008.

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

Based on review of comparable sales adjustments are recommended.

Further analysis of the make-up of the subject's revenue and the other approaches to value.

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8. Both parties agree to be responsible for their own costs, expert and attorney fees, waiving any claim against each other for such, and agree that any hearing before the Board of Assessment Appeals not be scheduled or be vacated if already scheduled.

DATED this 14th day of April, 2010.

Agent/Attorney/Petitioner

Board of Equalization of the City and County of Denver

By: [Signature] #1085

By: [Signature]

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Attachment A
Docket #
50837

2008 Values

Schedule #	Address	2008 WO Land Value	2008 WO Imp Value	2008 Total Value	2008 Stip Land Value	2008 Stip Imp Value	2008 Total Value	Total Adjustment
02349 08 005 000	1825 Logan St	\$335,100	\$1,168,800	\$1,803,900	\$335,100	\$1,168,800	\$1,803,900	\$0
02355-20 036- 000	1746 Clarkson St	\$278,600	\$759,800	\$1,038,400	\$278,600	\$593,400	\$872,000	\$166,400
02355-26-010- 000	1601 E 17th Ave	\$513,100	\$755,400	\$1,268,500	\$513,100	\$446,900	\$960,000	\$308,500
02355-26-024- 000	1901 E 16th Ave	\$336,000	\$651,200	\$987,200	\$336,000	\$444,000	\$780,000	\$207,200
05031 01 032 000	1665-1667 Race St	\$410,900	\$903,900	\$1,314,700	\$410,900	\$789,100	\$1,200,000	\$114,700
05031 01 032 000	701 E 14th Ave	\$180,900	\$2,111,200	\$2,292,100	\$180,900	\$1,896,200	\$2,077,100	\$215,000
05031 01 032 000	1420 Washington St	\$69,700	\$3,200	\$72,900	\$69,700	\$3,200	\$72,900	\$0
		\$1,789,200	\$5,184,600	\$6,973,800	\$1,719,500	\$4,169,500	\$5,889,100	\$1,084,700