

**BOARD OF ASSESSMENT APPEALS,  
STATE OF COLORADO**

1313 Sherman Street, Room 315  
Denver, Colorado 80203

**Docket Number: 51105**

Petitioner:

**OXFORD 2005 LLLP,**

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.: 02331-12-011-000+1**

**Category: Valuation      Property Type: Commercial Real**

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:            \$10,081,500**

(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 12th day of January 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.

*Debra A Baumbach*

\_\_\_\_\_  
Debra A. Baumbach

*Melissa Nord*

\_\_\_\_\_  
Melissa Nord

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**BOARD OF EQUALIZATION OF THE CITY AND  
COUNTY OF DENVER**

Attorneys for Board of Equalization of the City and County  
of Denver

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Docket Number:

51105

Schedule Number:

02331-12-011-000

02331-12-022-000

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**STIPULATION (AS TO TAX YEAR 2008 ACTUAL VALUE)**

Petitioner, OXFORD 2005 LLLP, 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:

1659 Wazee Street and 1612 17<sup>th</sup> Street  
Denver, Colorado 80202

2. The subject property is classified as commercial real property.

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

02331-12-022-000:

Land	\$ 624,900.00
Improvements	<u>\$3,204,000.00</u>
Total	\$3,828,900.00

02331-12-011-000:

Land	\$1,690,900.00
Improvements	<u>\$5,129,100.00</u>
Total	\$6,820,000.00

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:

02331-12-022-000:

Land	\$ 624,900.00
Improvements	<u>\$3,204,000.00</u>
Total	\$3,828,900.00

02331-12-011-000:

Land	\$1,690,900.00
Improvements	<u>\$5,129,100.00</u>
Total	\$6,820,000.00

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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.

02331-12-022-000:

Land	\$ 624,900.00
Improvements	<u>\$3,204,000.00</u>
Total	\$3,828,900.00

02331-12-011-000:

Land	\$1,690,900.00
Improvements	<u>\$4,561,700.00</u>
Total	\$6,252,600.00

02331-12-011-000  
02331-12-022-000

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:

Further analysis of the make-up of the hotel's revenue for 2005 and 2006.

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 5<sup>th</sup> day of January, 2010.

Agent/Attorney/Petitioner

Board of Equalization of the City and  
County of Denver

By: 

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