

<b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	<b>Docket Number: 53849</b>
Petitioner: <b>E O LLC,</b>  v.  Respondent: <b>DENVER COUNTY BOARD OF EQUALIZATION.</b>	
<b>ORDER ON STIPULATION</b>	

**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.: 02341-28-012-012+112**  
  
**Category: Valuation      Property Type: Residential**
2. Petitioner is protesting the 2009 actual value of the subject property.
3. The parties agreed that the 2009 actual value of the subject property should be reduced to:  
  

**Total Value:            \$77,479,700**  
 (Reference Attached Stipulation)
4. The Board concurs with the Stipulation.

**ORDER:**

Respondent is ordered to reduce the 2009 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 16th day of February 2011.

**BOARD OF ASSESSMENT APPEALS**

*Karen E Hart*

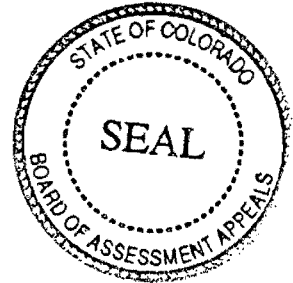
\_\_\_\_\_  
Karen E. Hart

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

*CM*  
\_\_\_\_\_  
Cara McKeller



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<b>BOARD OF ASSESSMENT APPEALS</b> <b>STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	
Petitioner:  <b>E O LLC</b>	
v.	Docket Number:
Respondent:	53849
<b>BOARD OF EQUALIZATION OF THE CITY AND COUNTY OF DENVER</b>	Schedule Number:
Attorneys for Board of Equalization of the City and County of Denver	02341-28-012-012+112
City Attorney	
David V. Cooke #34623 Assistant City Attorney 201 West Colfax Avenue, Dept. 1207 Denver, Colorado 80202 Telephone: 720-913-3275 Facsimile: 720-913-3180	
<b>STIPULATION (AS TO TAX YEAR 2009 ACTUAL VALUE)</b>	

Petitioner, E O LLC, and Respondent, BOARD OF EQUALIZATION OF THE CITY AND COUNTY OF DENVER, hereby enter into this Stipulation regarding the tax year 2009 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:

2001 Lincoln Street (113 units)  
Denver, Colorado 80205

2. The subject property is classified as a Residential Condo.

3. The County Assessor originally assigned the following actual value on the subject property for tax year 2009.

Land	\$ 1,379,300.00
Improvements	\$ <u>77,487,600.00</u>
Total	\$ 78,866,900.00

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:

Land	\$ 1,379,300.00
Improvements	\$ <u>77,487,600.00</u>
Total	\$ 78,866,900.00

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 2009.

Land	\$ 1,379,300.00
Improvements	\$ <u>76,100,400.00</u>
Total	\$ 77,479,700.00

6. The valuations, as established above, shall be binding only with respect to tax year 2009.

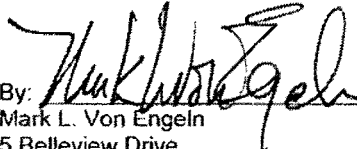
7. Brief narrative as to why the reduction was made:

Per further review of market data and comparables.

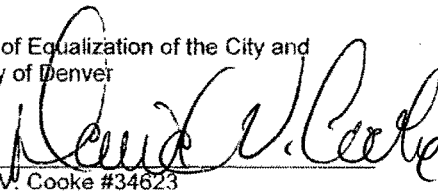
8. Both parties agree to be responsible for their own costs, expert and attorney fees, waiving any claim against each other for such, and agree that any hearing before the Board of Assessment Appeals not be scheduled or be vacated if already scheduled.

DATED this 10th day of FEBRUARY, 2011.

Agent/Attorney/Petitioner

By:   
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5 Belleview Drive  
Greenwood Village, CO 80121  
Telephone: 303-781-2608

Board of Equalization of the City and  
County of Denver

By:   
David V. Cooke #34623  
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Telephone: 720-913-3275  
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Docket No: 53849



One Lincoln Park Condos - 2001 Lincoln Street - 2009 BAA Summary

Schedule #	Boe#	Unit #	Assigned Total	Assigned Land	Assigned Imps	Conv @/sqft	Rec Land	Rec Imps	Rec Total	Spqr sqft	
86	02341-28-157-157	976	2524	\$1,325,600	\$25,100	\$1,300,500	\$399.88	\$25,100	1,300,500	\$1,325,600	\$399.88
87	02341-28-158-158	977	2612	\$761,700	\$12,300	\$749,400	\$470.19	\$12,300	716,700	\$729,000	\$450.00
88	02341-28-159-159	978	2613	\$373,000	\$5,900	\$367,100	\$478.82	\$5,900	344,700	\$350,600	\$450.06
89	02341-28-160-160	979	2620	\$388,800	\$6,100	\$382,700	\$474.15	\$6,100	362,900	\$369,000	\$450.00
90	02341-28-161-161	980	2621	\$810,900	\$13,300	\$797,600	\$462.84	\$13,300	775,100	\$788,400	\$450.00
91	02341-28-162-162	981	2622	\$698,500	\$11,000	\$687,500	\$474.85	\$11,000	651,000	\$662,000	\$450.03
92	02341-28-163-163	982	2623	\$545,100	\$8,800	\$536,300	\$471.54	\$8,800	511,400	\$520,200	\$450.00
93	02341-28-164-164	983	2624	\$955,700	\$16,100	\$939,600	\$446.59	\$16,100	939,600	\$955,700	\$446.59
94	02341-28-165-165	984	2712	\$763,300	\$12,300	\$751,000	\$471.17	\$12,300	716,700	\$729,000	\$450.00
95	02341-28-166-166	985	2713	\$373,900	\$5,900	\$368,000	\$479.97	\$5,900	344,700	\$350,600	\$450.06
96	02341-28-167-167	986	2720	\$389,600	\$6,100	\$383,500	\$475.12	\$6,100	362,900	\$369,000	\$450.00
97	02341-28-169-169	987	2722	\$699,900	\$11,000	\$688,900	\$475.80	\$11,000	651,000	\$662,000	\$450.03
98	02341-28-170-170	988	2723	\$546,300	\$8,800	\$537,500	\$472.58	\$8,800	511,400	\$520,200	\$450.00
99	02341-28-171-171	989	2724	\$957,900	\$16,100	\$941,800	\$447.62	\$16,100	941,800	\$957,900	\$447.62
100	02341-28-172-172	990	2820	\$1,485,100	\$31,500	\$1,453,600	\$357.51	\$31,500	1,453,600	\$1,485,100	\$357.51
101	02341-28-173-173	991	2822	\$677,100	\$12,100	\$665,000	\$426.65	\$12,100	665,000	\$677,100	\$426.65
102	02341-28-174-174	992	2823	\$1,005,200	\$19,400	\$985,800	\$392.50	\$19,400	985,800	\$1,005,200	\$392.50
103	02341-28-175-175	993	2920	\$906,700	\$17,000	\$889,700	\$402.44	\$17,000	889,700	\$906,700	\$402.44
104	02341-28-176-176	994	2921	\$734,300	\$13,300	\$721,000	\$419.12	\$13,300	721,000	\$734,300	\$419.12
105	02341-28-177-177	995	2923	\$1,499,300	\$31,700	\$1,467,600	\$358.28	\$31,700	1,467,600	\$1,499,300	\$358.28
106	02341-28-178-178	996	3020	\$905,800	\$17,000	\$888,800	\$420.72	\$17,000	888,800	\$905,800	\$420.72
107	02341-28-180-180	997	3022	\$683,300	\$12,100	\$671,200	\$427.86	\$12,100	671,200	\$683,300	\$427.86
108	02341-28-181-181	998	3023	\$998,000	\$19,000	\$979,000	\$395.09	\$19,000	979,000	\$998,000	\$395.09
109	02341-28-182-182	999	3120	\$907,700	\$17,000	\$890,700	\$402.89	\$17,000	890,700	\$907,700	\$402.89
110	02341-28-183-183	1000	3121	\$737,500	\$13,300	\$724,200	\$420.95	\$13,300	724,200	\$737,500	\$420.95
111	02341-28-184-184	1001	3123	\$1,000,300	\$19,200	\$981,100	\$396.00	\$19,200	981,100	\$1,000,300	\$396.00
112	02341-28-185-185	1002	3220	\$1,182,600	\$23,100	\$1,159,500	\$388.63	\$23,100	1,159,500	\$1,182,600	\$388.63
113	02341-28-186-186	1003	3223	\$1,586,000	\$43,500	\$1,542,500	\$276.26	\$43,500	1,542,500	\$1,586,000	\$276.26
				<b>\$78,866,900</b>	<b>\$1,379,300</b>	<b>\$77,487,600</b>		<b>\$1,379,300</b>	<b>76,100,400</b>	<b>\$77,479,700</b>	
		<b>Difference</b>		<b>\$1,387,200</b>							