

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 54198
Petitioner: CS HOUSING, LP, 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.: 05041-01-019-000

Category: Valuation Property Type: Mixed Use
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: \$9,493,800
 (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 1st day of August 2011.

BOARD OF ASSESSMENT APPEALS

Diane M. DeVries

Diane M. DeVries

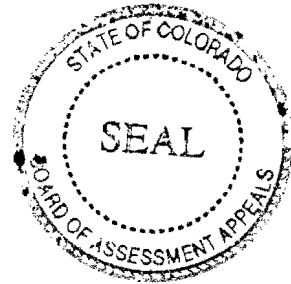
Debra A. Baumbach

Debra A. Baumbach

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

CM

Cara McKeller



STATE OF COLORADO
BOARD OF ASSESSMENT APPEALS
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BOARD OF ASSESSMENT APPEALS STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	
Petitioner: CS HOUSING, LP	
v.	Docket Number:
Respondent:	54198
BOARD OF EQUALIZATION OF THE CITY AND COUNTY OF DENVER	Schedule Number:
Attorneys for Board of Equalization of the City and County of Denver	05041-01-019-000
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	
STIPULATION (AS TO TAX YEAR 2009 ACTUAL VALUE)	

Petitioner, CS HOUSING, LP 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:

901 W. 14th Avenue
Denver, Colorado
2. The subject property is classified as commercial/residential real property.

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

Land	\$	2,020,400.00
Improvements	\$	<u>9,510,000.00</u>
Total	\$	11,530,400.00

(See attached commercial/residential worksheet for tax allocation)

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	\$	2,020,400.00
Improvements	\$	<u>9,510,000.00</u>
Total	\$	11,530,400.00

(See attached commercial/residential worksheet for tax allocation)

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	\$	2,020,400.00
Improvements	\$	<u>7,473,400.00</u>
Total	\$	9,493,800.00

(See attached commercial/residential worksheet for tax allocation)

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:

After further review of available market data, a value reduction was warranted for the apartment portion of the property. The commercial portion has not been changed.

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 28th day of July, 2011.

Agent/Attorney/Petitioner

Board of Equalization of the City and
County of Denver

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Fax: 720-913-3180
Docket No: 54198

ATTACHMENT TO BAA#54198

TOTAL					
Old Land:	\$2,020,400	New Land:	\$2,020,400	Chg. Land:	\$0
Old Imps:	<u>\$9,510,000</u>	New Imps:	<u>\$7,473,400</u>	Chg. Imps:	<u>-\$2,036,600</u>
Total:	\$11,530,400	Total:	\$9,493,800	Total:	<u>-\$2,036,600</u>

Commercial/Industrial - 29%					
Old Land:	\$102,000	New Land:	\$102,000	Chg. Land:	\$0
Old Imps:	<u>\$742,300</u>	New Imps:	<u>\$742,300</u>	Chg. Imps:	<u>\$0</u>
Total:	\$844,300	Total:	\$844,300	Total:	\$0

APPRAISER _____
DATE _____

Residential/Apartment - 7.96%					
Old Land:	\$1,918,400	New Land:	\$1,918,400	Chg. Land:	\$0
Old Imps:	<u>\$8,767,700</u>	New Imps:	<u>\$6,731,100</u>	Chg. Imps:	<u>-\$2,036,600</u>
Total:	\$10,686,100	Total:	\$8,649,500	Total:	<u>-\$2,036,600</u>

APPRAISER _____
DATE _____

Tax Calculation:
 Total Assessed Value: \$933,350
 Mill Levy x 65.139 (per \$1000)
 \$60,797.49