

<b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	<b>Docket Number: 55201</b>
Petitioner: <b>NATIONAL BOSTON LOFTS ASSOCIATES LLP,</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.: 02345-26-014-000+2**

**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:            \$14,209,800**  
 (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 23rd day of September 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

*Cara McKeller*

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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>NATIONAL BOSTON LOFTS ASSOCIATES LLP</b>	
v.	Docket Number:
Respondent:	55201
<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	02345-26-014-000+2
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	
<b>STIPULATION (AS TO TAX YEAR 2009 ACTUAL VALUE)</b>	

Petitioner, NATIONAL BOSTON LOFTS ASSOCIATES LLP, 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:  
  
1636-60 Champa Street and 822-90 17<sup>th</sup> Street  
Denver, Colorado 80202

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

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

Land	\$ 3,512,300.00
Improvements	\$ <u>11,996,000.00</u>
Total	\$ 15,508,300.00

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	\$ 3,512,300.00
Improvements	\$ <u>11,996,000.00</u>
Total	\$ 15,508,300.00

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	\$ 3,512,300.00
Improvements	\$ <u>10,697,500.00</u>
Total	\$ 14,209,800.00

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:

The market value as established via the assessor's MRA estimate remain unchanged. Upon review of the petitioner's rent rolls, 38 of the project's 158 residential units are listed as "bond" units. These units are under rent restrictions per a \$12 million city bond requirement granted under City ord. #30@ 1/8/1996. There are no commercial units under rent restrictions. Estimated rent loss (per agent) is @9% of market rents. Apply 9% EDMA adjustment to both building's residential units, no change (\*) to commercial units. Final adjustments are shown on the following page:

<u>PIN</u>	<u>USE</u>	<u>LAND</u>	<u>IMPS</u>	<u>TTL</u>
02345-26-014-000	Kistler building 59 res. units	\$1,505,300	\$3,334,100	\$4,839,400
02345-26-033-000	Boston bldg. 99 res. units	\$1,846,400	\$6,443,200	\$8,289,600
02345-26-034-000	u com. Units (both buildings)	\$ 160,600	\$ 920,200	\$1,080,800*
<b>TOTALS:</b>		<b>\$3,512,300</b>	<b>\$10,697,500</b>	<b>\$14,209,800</b>

\* No value adjustment made to the commercial parcel 02345-26-034-000.

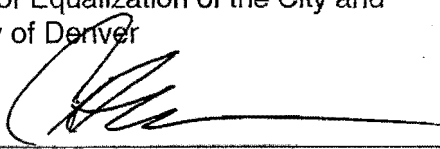
8. Both parties agree to be responsible for their own costs, expert and attorney fees, waiving any claim against each other for such, and agree that any hearing before the Board of Assessment Appeals not be scheduled or be vacated if already scheduled.

DATED this 17th day of September, 2010.

Agent/Attorney/Petitioner

Board of Equalization of the City and  
County of Denver

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