

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

1313 Sherman Street, Room 315
Denver, Colorado 80203

Docket Number: 55306

Petitioner:

PARKWAY GALAPAGO 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.: 05035-10-502-502+154

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: \$19,590,000

(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 14th day of February 2011.

BOARD OF ASSESSMENT APPEALS

Karen E Hart

Karen E. Hart

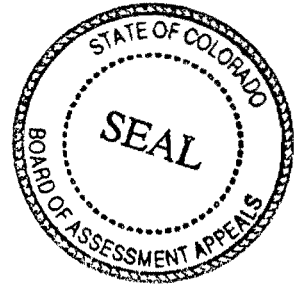
I hereby certify that this is a true and correct copy of the decision of the Board of Assessment Appeals.

Debra A. Baumbach

Debra A. Baumbach

CM

Cara McKeller



2011 FEB -9 PM 12: 25

BOARD OF ASSESSMENT APPEALS STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	
Petitioner: PARKWAY GALAPAGO LP v. Respondent: BOARD OF EQUALIZATION OF THE CITY AND COUNTY OF DENVER	Docket Number: 55306 Schedule Number: 05035-10-502-502+154
Attorneys for Board of Equalization of the City and County of Denver City Attorney Max Taylor #35403 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, PARKWAY GALAPAGO 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:

1150 – 1170 Galapago Street (144 Condominiums Units)
Denver, Colorado 80202
2. The subject property is classified as a Residential Condo.

2011 FEB 11 AM 11:18

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

Land	\$	878,700.00
Improvements	\$	<u>21,609,700.00</u>
Total	\$	22,488,400.00

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	\$	878,700.00
Improvements	\$	<u>21,609,700.00</u>
Total	\$	22,488,400.00

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	\$	878,700.00
Improvements	\$	<u>18,711,300.00</u>
Total	\$	19,590,000.00

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.

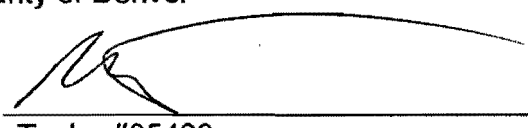
8. Both parties agree to be responsible for their own costs, expert and attorney fees, waiving any claim against each other for such, and agree that any hearing before the Board of Assessment Appeals not be scheduled or be vacated if already scheduled.

DATED this 7th day of February, 2011.

Agent/Attorney/Petitioner

Board of Equalization of the City and
County of Denver

By: 

By: 

Benjamin Turner
Thomson Property Tax Services
1125 17th Street #1525
Denver, CO 80202
Telephone: (303) 292-6206

Max Taylor #35403
201 West Colfax Avenue, Dept. 1207
Denver, CO 80202
Telephone: 720-913-3275
Fax: 720-913-3180
Docket No: 55306

Parkway Towers - 2009 Appeal - Docket 55306

1	05035-10-502-502	\$6,600	\$158,400	\$165,000	\$6,600	\$133,400	\$140,000	-\$25,000
2	05035-10-503-503	\$6,600	\$158,400	\$165,000	\$6,600	\$133,400	\$140,000	-\$25,000
3	05035-10-504-504	\$6,600	\$158,400	\$165,000	\$6,600	\$133,400	\$140,000	-\$25,000
4	05035-10-505-505	\$5,100	\$181,500	\$186,600	\$5,100	\$134,900	\$140,000	-\$46,600
5	05035-10-506-506	\$6,600	\$158,400	\$165,000	\$6,600	\$133,400	\$140,000	-\$25,000
6	05035-10-507-507	\$6,600	\$158,400	\$165,000	\$6,600	\$133,400	\$140,000	-\$25,000
7	05035-10-508-508	\$6,600	\$158,400	\$165,000	\$6,600	\$133,400	\$140,000	-\$25,000
8	05035-10-509-509	\$5,100	\$181,500	\$186,600	\$5,100	\$134,900	\$140,000	-\$46,600
9	05035-10-510-510	\$6,600	\$158,400	\$165,000	\$6,600	\$133,400	\$140,000	-\$25,000
10	05035-10-515-515	\$5,100	\$148,100	\$153,200	\$5,100	\$124,900	\$130,000	-\$23,200
11	05035-10-520-520	\$5,100	\$148,100	\$153,200	\$5,100	\$124,900	\$130,000	-\$23,200
12	05035-10-527-527	\$5,100	\$148,800	\$153,900	\$5,100	\$124,900	\$130,000	-\$23,900
13	05035-10-531-531	\$5,100	\$148,800	\$153,900	\$5,100	\$126,900	\$132,000	-\$21,900
14	05035-10-537-537	\$5,100	\$148,800	\$153,900	\$5,100	\$124,900	\$130,000	-\$23,900
15	05035-10-542-542	\$5,100	\$148,800	\$153,900	\$5,100	\$124,900	\$130,000	-\$23,900
16	05035-10-546-546	\$6,600	\$157,300	\$163,900	\$6,600	\$133,400	\$140,000	-\$23,900
17	05035-10-547-547	\$6,600	\$157,300	\$163,900	\$6,600	\$133,400	\$140,000	-\$23,900
18	05035-10-548-548	\$6,600	\$157,300	\$163,900	\$6,600	\$133,400	\$140,000	-\$23,900
19	05035-10-549-549	\$5,100	\$158,800	\$163,900	\$5,100	\$134,900	\$140,000	-\$23,900
20	05035-10-550-550	\$6,600	\$157,300	\$163,900	\$6,600	\$133,400	\$140,000	-\$23,900
21	05035-10-551-551	\$6,600	\$157,300	\$163,900	\$6,600	\$133,400	\$140,000	-\$23,900
22	05035-10-552-552	\$6,600	\$157,300	\$163,900	\$6,600	\$133,400	\$140,000	-\$23,900
23	05035-10-553-553	\$5,100	\$149,600	\$154,700	\$5,100	\$133,900	\$139,000	-\$15,700
24	05035-10-554-554	\$6,600	\$157,300	\$163,900	\$6,600	\$133,400	\$140,000	-\$23,900
25	05035-10-555-555	\$6,600	\$157,300	\$163,900	\$6,600	\$133,400	\$140,000	-\$23,900
26	05035-10-556-556	\$6,600	\$157,300	\$163,900	\$6,600	\$133,400	\$140,000	-\$23,900
27	05035-10-557-557	\$6,600	\$157,300	\$163,900	\$6,600	\$133,400	\$140,000	-\$23,900
28	05035-10-558-558	\$6,600	\$157,300	\$163,900	\$6,600	\$133,400	\$140,000	-\$23,900
29	05035-10-559-559	\$5,100	\$149,600	\$154,700	\$5,100	\$133,900	\$139,000	-\$15,700
30	05035-10-562-562	\$6,600	\$157,300	\$163,900	\$6,600	\$123,400	\$130,000	-\$33,900
31	05035-10-563-563	\$6,600	\$157,300	\$163,900	\$6,600	\$123,400	\$130,000	-\$33,900
32	05035-10-564-564	\$5,100	\$149,600	\$154,700	\$5,100	\$133,900	\$139,000	-\$15,700
33	05035-10-565-565	\$6,600	\$157,300	\$163,900	\$6,600	\$123,400	\$130,000	-\$33,900
34	05035-10-566-566	\$6,600	\$157,300	\$163,900	\$6,600	\$123,400	\$130,000	-\$33,900
35	05035-10-567-567	\$6,600	\$157,300	\$163,900	\$6,600	\$123,400	\$130,000	-\$33,900
36	05035-10-568-568	\$6,600	\$170,600	\$177,200	\$6,600	\$133,400	\$140,000	-\$37,200
37	05035-10-569-569	\$6,600	\$170,600	\$177,200	\$6,600	\$133,400	\$140,000	-\$37,200
38	05035-10-570-570	\$6,600	\$170,600	\$177,200	\$6,600	\$133,400	\$140,000	-\$37,200
39	05035-10-571-571	\$5,100	\$150,300	\$155,400	\$5,100	\$134,900	\$140,000	-\$15,400
40	05035-10-572-572	\$6,600	\$170,600	\$177,200	\$6,600	\$133,400	\$140,000	-\$37,200
41	05035-10-573-573	\$6,600	\$170,600	\$177,200	\$6,600	\$133,400	\$140,000	-\$37,200
42	05035-10-574-574	\$6,600	\$170,600	\$177,200	\$6,600	\$133,400	\$140,000	-\$37,200
43	05035-10-575-575	\$5,100	\$150,300	\$155,400	\$5,100	\$134,900	\$140,000	-\$15,400
44	05035-10-576-576	\$6,600	\$170,600	\$177,200	\$6,600	\$133,400	\$140,000	-\$37,200
45	05035-10-577-577	\$6,600	\$170,600	\$177,200	\$6,600	\$133,400	\$140,000	-\$37,200
46	05035-10-578-578	\$6,600	\$170,600	\$177,200	\$6,600	\$133,400	\$140,000	-\$37,200
47	05035-10-579-579	\$6,600	\$170,600	\$177,200	\$6,600	\$133,400	\$140,000	-\$37,200
48	05035-10-580-580	\$6,600	\$170,600	\$177,200	\$6,600	\$133,400	\$140,000	-\$37,200
49	05035-10-581-581	\$5,100	\$150,300	\$155,400	\$5,100	\$134,900	\$140,000	-\$15,400
50	05035-10-582-582	\$4,400	\$114,900	\$119,300	\$4,400	\$114,900	\$119,300	\$0
51	05035-10-583-583	\$4,400	\$114,900	\$119,300	\$4,400	\$114,900	\$119,300	\$0
52	05035-10-584-584	\$6,600	\$170,600	\$177,200	\$6,600	\$133,400	\$140,000	-\$37,200
53	05035-10-585-585	\$6,600	\$170,600	\$177,200	\$6,600	\$133,400	\$140,000	-\$37,200
54	05035-10-586-586	\$5,100	\$150,300	\$155,400	\$5,100	\$134,900	\$140,000	-\$15,400
55	05035-10-587-587	\$6,600	\$170,600	\$177,200	\$6,600	\$133,400	\$140,000	-\$37,200
56	05035-10-588-588	\$6,600	\$170,600	\$177,200	\$6,600	\$133,400	\$140,000	-\$37,200
57	05035-10-589-589	\$6,600	\$170,600	\$177,200	\$6,600	\$133,400	\$140,000	-\$37,200
58	05035-10-590-590	\$6,600	\$149,300	\$155,900	\$6,600	\$133,400	\$140,000	-\$15,900
59	05035-10-591-591	\$6,600	\$149,300	\$155,900	\$6,600	\$133,400	\$140,000	-\$15,900
60	05035-10-592-592	\$5,100	\$151,100	\$156,200	\$5,100	\$134,900	\$140,000	-\$16,200

Parkway Towers - 2009 Appeal - Docket 55306

61	05035-10-593-593	\$6,600	\$149,300	\$155,900	\$6,600	\$133,400	\$140,000	-\$15,900
62	05035-10-594-594	\$6,600	\$149,300	\$155,900	\$6,600	\$133,400	\$140,000	-\$15,900
63	05035-10-595-595	\$5,100	\$151,100	\$156,200	\$5,100	\$134,900	\$140,000	-\$16,200
64	05035-10-596-596	\$6,600	\$149,300	\$155,900	\$6,600	\$133,400	\$140,000	-\$15,900
65	05035-10-597-597	\$6,600	\$149,300	\$155,900	\$6,600	\$133,400	\$140,000	-\$15,900
66	05035-10-598-598	\$6,600	\$149,300	\$155,900	\$6,600	\$133,400	\$140,000	-\$15,900
67	05035-10-599-599	\$6,600	\$149,300	\$155,900	\$6,600	\$133,400	\$140,000	-\$15,900
68	05035-10-600-600	\$6,600	\$149,300	\$155,900	\$6,600	\$133,400	\$140,000	-\$15,900
69	05035-10-601-601	\$5,100	\$151,100	\$156,200	\$5,100	\$134,900	\$140,000	-\$16,200
70	05035-10-602-602	\$4,400	\$115,600	\$120,000	\$4,400	\$115,600	\$120,000	\$0
71	05035-10-603-603	\$4,400	\$115,600	\$120,000	\$4,400	\$115,600	\$120,000	\$0
72	05035-10-604-604	\$6,600	\$149,300	\$155,900	\$6,600	\$133,400	\$140,000	-\$15,900
73	05035-10-605-605	\$5,100	\$151,100	\$156,200	\$5,100	\$134,900	\$140,000	-\$16,200
74	05035-10-606-606	\$6,600	\$149,300	\$155,900	\$6,600	\$133,400	\$140,000	-\$15,900
75	05035-10-607-607	\$6,600	\$149,300	\$155,900	\$6,600	\$133,400	\$140,000	-\$15,900
76	05035-10-608-608	\$6,600	\$130,500	\$137,100	\$6,600	\$123,400	\$130,000	-\$7,100
77	05035-10-609-609	\$6,600	\$130,500	\$137,100	\$6,600	\$123,400	\$130,000	-\$7,100
78	05035-10-610-610	\$5,100	\$176,100	\$181,200	\$5,100	\$134,900	\$140,000	-\$41,200
79	05035-10-611-611	\$6,600	\$130,500	\$137,100	\$6,600	\$123,400	\$130,000	-\$7,100
80	05035-10-612-612	\$6,600	\$130,500	\$137,100	\$6,600	\$123,400	\$130,000	-\$7,100
81	05035-10-613-613	\$5,100	\$176,100	\$181,200	\$5,100	\$134,900	\$140,000	-\$41,200
82	05035-10-614-614	\$6,600	\$130,500	\$137,100	\$6,600	\$123,400	\$130,000	-\$7,100
83	05035-10-615-615	\$6,600	\$130,500	\$137,100	\$6,600	\$123,400	\$130,000	-\$7,100
84	05035-10-616-616	\$6,600	\$130,500	\$137,100	\$6,600	\$123,400	\$130,000	-\$7,100
85	05035-10-617-617	\$6,600	\$130,500	\$137,100	\$6,600	\$123,400	\$130,000	-\$7,100
86	05035-10-618-618	\$6,600	\$130,500	\$137,100	\$6,600	\$123,400	\$130,000	-\$7,100
87	05035-10-619-619	\$5,100	\$176,100	\$181,200	\$5,100	\$134,900	\$140,000	-\$41,200
88	05035-10-620-620	\$4,400	\$116,200	\$120,600	\$4,400	\$116,200	\$120,600	\$0
89	05035-10-621-621	\$4,400	\$116,200	\$120,600	\$4,400	\$116,200	\$120,600	\$0
90	05035-10-622-622	\$6,600	\$130,500	\$137,100	\$6,600	\$123,400	\$130,000	-\$7,100
91	05035-10-623-623	\$5,100	\$176,100	\$181,200	\$5,100	\$134,900	\$140,000	-\$41,200
92	05035-10-624-624	\$6,600	\$130,500	\$137,100	\$6,600	\$123,400	\$130,000	-\$7,100
93	05035-10-625-625	\$6,600	\$130,500	\$137,100	\$6,600	\$123,400	\$130,000	-\$7,100
94	05035-10-626-626	\$6,600	\$129,500	\$136,100	\$6,600	\$123,400	\$130,000	-\$6,100
95	05035-10-627-627	\$6,600	\$129,500	\$136,100	\$6,600	\$123,400	\$130,000	-\$6,100
96	05035-10-628-628	\$5,100	\$176,900	\$182,000	\$5,100	\$134,900	\$140,000	-\$42,000
97	05035-10-629-629	\$6,600	\$129,500	\$136,100	\$6,600	\$123,400	\$130,000	-\$6,100
98	05035-10-630-630	\$6,600	\$129,500	\$136,100	\$6,600	\$123,400	\$130,000	-\$6,100
99	05035-10-631-631	\$5,100	\$176,900	\$182,000	\$5,100	\$134,900	\$140,000	-\$42,000
100	05035-10-632-632	\$6,600	\$129,500	\$136,100	\$6,600	\$123,400	\$130,000	-\$6,100
101	05035-10-633-633	\$6,600	\$129,500	\$136,100	\$6,600	\$123,400	\$130,000	-\$6,100
102	05035-10-634-634	\$6,600	\$129,500	\$136,100	\$6,600	\$123,400	\$130,000	-\$6,100
103	05035-10-635-635	\$6,600	\$129,500	\$136,100	\$6,600	\$123,400	\$130,000	-\$6,100
104	05035-10-636-636	\$6,600	\$129,500	\$136,100	\$6,600	\$123,400	\$130,000	-\$6,100
105	05035-10-637-637	\$5,100	\$176,900	\$182,000	\$5,100	\$134,900	\$140,000	-\$42,000
106	05035-10-640-640	\$6,600	\$129,500	\$136,100	\$6,600	\$123,400	\$130,000	-\$6,100
107	05035-10-641-641	\$5,100	\$176,900	\$182,000	\$5,100	\$134,900	\$140,000	-\$42,000
108	05035-10-642-642	\$6,600	\$129,500	\$136,100	\$6,600	\$123,400	\$130,000	-\$6,100
109	05035-10-643-643	\$6,600	\$129,500	\$136,100	\$6,600	\$123,400	\$130,000	-\$6,100
110	05035-10-644-644	\$6,600	\$132,700	\$139,300	\$6,600	\$123,400	\$130,000	-\$9,300
111	05035-10-645-645	\$5,100	\$177,700	\$182,800	\$5,100	\$134,900	\$140,000	-\$42,800
112	05035-10-646-646	\$6,600	\$132,700	\$139,300	\$6,600	\$123,400	\$130,000	-\$9,300
113	05035-10-647-647	\$5,100	\$177,700	\$182,800	\$5,100	\$134,900	\$140,000	-\$42,800
114	05035-10-648-648	\$6,600	\$132,700	\$139,300	\$6,600	\$123,400	\$130,000	-\$9,300
115	05035-10-649-649	\$6,600	\$132,700	\$139,300	\$6,600	\$123,400	\$130,000	-\$9,300
116	05035-10-650-650	\$6,600	\$132,700	\$139,300	\$6,600	\$123,400	\$130,000	-\$9,300
117	05035-10-651-651	\$6,600	\$132,700	\$139,300	\$6,600	\$123,400	\$130,000	-\$9,300
118	05035-10-652-652	\$6,600	\$132,700	\$139,300	\$6,600	\$123,400	\$130,000	-\$9,300
119	05035-10-653-653	\$5,100	\$177,700	\$182,800	\$5,100	\$134,900	\$140,000	-\$42,800
120	05035-10-657-657	\$6,600	\$132,700	\$139,300	\$6,600	\$123,400	\$130,000	-\$9,300

Parkway Towers - 2009 Appeal - Docket 55306								
121	05035-10-658-658	\$6,600	\$133,600	\$140,200	\$6,600	\$123,400	\$130,000	-\$10,200
122	05035-10-659-659	\$5,100	\$178,400	\$183,500	\$5,100	\$134,900	\$140,000	-\$43,500
123	05035-10-660-660	\$6,600	\$133,600	\$140,200	\$6,600	\$123,400	\$130,000	-\$10,200
124	05035-10-661-661	\$5,100	\$178,400	\$183,500	\$5,100	\$134,900	\$140,000	-\$43,500
125	05035-10-662-662	\$6,600	\$133,600	\$140,200	\$6,600	\$133,600	\$140,200	\$0
126	05035-10-663-663	\$6,600	\$133,600	\$140,200	\$6,600	\$133,600	\$140,200	\$0
127	05035-10-664-664	\$6,600	\$133,600	\$140,200	\$6,600	\$133,600	\$140,200	\$0
128	05035-10-665-665	\$6,600	\$133,600	\$140,200	\$6,600	\$133,600	\$140,200	\$0
129	05035-10-666-666	\$6,600	\$133,600	\$140,200	\$6,600	\$133,600	\$140,200	\$0
130	05035-10-667-667	\$5,100	\$178,400	\$183,500	\$5,100	\$134,900	\$140,000	-\$43,500
131	05035-10-670-670	\$5,100	\$178,400	\$183,500	\$5,100	\$134,900	\$140,000	-\$43,500
132	05035-10-671-671	\$6,600	\$133,600	\$140,200	\$6,600	\$133,600	\$140,200	\$0
133	05035-10-672-672	\$6,600	\$134,500	\$141,100	\$6,600	\$133,400	\$140,000	-\$1,100
134	05035-10-673-673	\$5,100	\$179,200	\$184,300	\$5,100	\$134,900	\$140,000	-\$44,300
135	05035-10-674-674	\$6,600	\$134,500	\$141,100	\$6,600	\$133,400	\$140,000	-\$1,100
136	05035-10-675-675	\$5,100	\$179,200	\$184,300	\$5,100	\$134,900	\$140,000	-\$44,300
137	05035-10-676-676	\$6,600	\$134,500	\$141,100	\$6,600	\$133,400	\$140,000	-\$1,100
138	05035-10-677-677	\$6,600	\$134,500	\$141,100	\$6,600	\$133,400	\$140,000	-\$1,100
139	05035-10-678-678	\$6,600	\$134,500	\$141,100	\$6,600	\$133,400	\$140,000	-\$1,100
140	05035-10-679-679	\$6,600	\$134,500	\$141,100	\$6,600	\$133,400	\$140,000	-\$1,100
141	05035-10-680-680	\$6,600	\$134,500	\$141,100	\$6,600	\$133,400	\$140,000	-\$1,100
142	05035-10-681-681	\$5,100	\$179,200	\$184,300	\$5,100	\$134,900	\$140,000	-\$44,300
143	05035-10-684-684	\$5,100	\$179,200	\$184,300	\$5,100	\$134,900	\$140,000	-\$44,300
144	05035-10-685-685	\$6,600	\$134,500	\$141,100	\$6,600	\$133,400	\$140,000	-\$1,100
	Totals	\$878,700	\$21,609,700	\$22,488,400	\$878,700	\$18,711,300	\$19,590,000	
	Difference			\$2,898,400				