

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 55307
Petitioner: PARKWAY CREEK,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.: 05035-09-042-042+141

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: \$19,099,700
 (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 11th day of February 2011.

BOARD OF ASSESSMENT APPEALS

Karen E Hart

Karen E. Hart

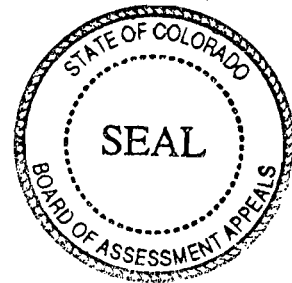
Debra A. Baumbach

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



2011 FEB -9 PM 12: 25

BOARD OF ASSESSMENT APPEALS STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	
Petitioner: PARKWAY CREEK, LP	
v.	Docket Number:
Respondent:	55307
BOARD OF EQUALIZATION OF THE CITY AND COUNTY OF DENVER	Schedule Number:
Attorneys for Board of Equalization of the City and County of Denver	05035-09-042-042+141
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	
STIPULATION (AS TO TAX YEAR 2009 ACTUAL VALUE)	

Petitioner, PARKWAY CREEK, 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 (142 Condominiums Units)
Denver, Colorado 80202

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	\$	1,248,600.00
Improvements	\$	<u>20,679,700.00</u>
Total	\$	21,928,300.00

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	\$	1,248,600.00
Improvements	\$	<u>20,679,700.00</u>
Total	\$	21,928,300.00

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	\$	1,248,600.00
Improvements	\$	<u>17,851,100.00</u>
Total	\$	19,099,700.00

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

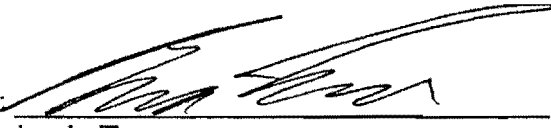
7. Brief narrative as to why the reduction was made:

Per further review of market data and comparables.

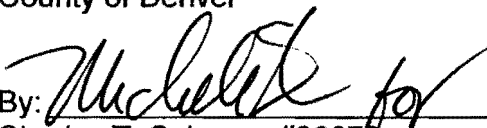
8. Both parties agree to be responsible for their own costs, expert and attorney fees, waiving any claim against each other for such, and agree that any hearing before the Board of Assessment Appeals not be scheduled or be vacated if already scheduled.

DATED this 7th day of February, 2011.

Agent/Attorney/Petitioner

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

Board of Equalization of the City and
County of Denver

By: 
Charles T. Solomon #26876
201 West Colfax Avenue, Dept. 1207
Denver, CO 80202
Telephone: 720-913-3275
Fax: 720-913-3180
Docket No: 55307

Parkway Towers - 2009 Appeal - Docket 55307

1	05035-09-042-042	\$104,700	\$1,000	\$105,700	\$104,700	\$1,000	\$105,700	\$0
2	05035-10-039-039	\$6,800	\$146,400	\$153,200	\$6,800	\$123,200	\$130,000	-\$23,200
3	05035-10-043-043	\$6,800	\$146,400	\$153,200	\$6,800	\$123,200	\$130,000	-\$23,200
4	05035-10-049-049	\$6,800	\$146,400	\$153,200	\$6,800	\$123,200	\$130,000	-\$23,200
5	05035-10-054-054	\$6,800	\$146,400	\$153,200	\$6,800	\$123,200	\$130,000	-\$23,200
6	05035-10-061-061	\$6,800	\$147,100	\$153,900	\$6,800	\$125,200	\$132,000	-\$21,900
7	05035-10-065-065	\$6,800	\$147,100	\$153,900	\$6,800	\$125,200	\$132,000	-\$21,900
8	05035-10-071-071	\$6,800	\$147,100	\$153,900	\$6,800	\$125,200	\$132,000	-\$21,900
9	05035-10-076-076	\$6,800	\$147,100	\$153,900	\$6,800	\$123,200	\$130,000	-\$23,900
10	05035-10-080-080	\$8,900	\$155,000	\$163,900	\$8,900	\$131,100	\$140,000	-\$23,900
11	05035-10-081-081	\$8,900	\$155,000	\$163,900	\$8,900	\$131,100	\$140,000	-\$23,900
12	05035-10-082-082	\$8,900	\$155,000	\$163,900	\$8,900	\$131,100	\$140,000	-\$23,900
13	05035-10-083-083	\$6,800	\$147,900	\$154,700	\$6,800	\$133,200	\$140,000	-\$14,700
14	05035-10-084-084	\$8,900	\$155,000	\$163,900	\$8,900	\$131,100	\$140,000	-\$23,900
15	05035-10-085-085	\$8,900	\$155,000	\$163,900	\$8,900	\$131,100	\$140,000	-\$23,900
16	05035-10-086-086	\$8,900	\$144,600	\$153,500	\$8,900	\$121,100	\$130,000	-\$23,500
17	05035-10-087-087	\$6,800	\$147,900	\$154,700	\$6,800	\$132,400	\$139,200	-\$15,500
18	05035-10-088-088	\$8,900	\$155,000	\$163,900	\$8,900	\$131,100	\$140,000	-\$23,900
19	05035-10-089-089	\$8,900	\$155,000	\$163,900	\$8,900	\$131,100	\$140,000	-\$23,900
20	05035-10-090-090	\$8,900	\$155,000	\$163,900	\$8,900	\$131,100	\$140,000	-\$23,900
21	05035-10-091-091	\$8,900	\$155,000	\$163,900	\$8,900	\$131,100	\$140,000	-\$23,900
22	05035-10-092-092	\$8,900	\$155,000	\$163,900	\$8,900	\$131,100	\$140,000	-\$23,900
23	05035-10-093-093	\$6,800	\$147,900	\$154,700	\$6,800	\$132,200	\$139,000	-\$15,700
24	05035-10-096-096	\$8,900	\$155,000	\$163,900	\$8,900	\$131,100	\$140,000	-\$23,900
25	05035-10-097-097	\$8,900	\$155,000	\$163,900	\$8,900	\$131,100	\$140,000	-\$23,900
26	05035-10-098-098	\$6,800	\$147,900	\$154,700	\$6,800	\$132,200	\$139,000	-\$15,700
27	05035-10-099-099	\$8,900	\$155,000	\$163,900	\$8,900	\$131,100	\$140,000	-\$23,900
28	05035-10-100-100	\$8,900	\$155,000	\$163,900	\$8,900	\$131,100	\$140,000	-\$23,900
29	05035-10-101-101	\$8,900	\$155,000	\$163,900	\$8,900	\$131,100	\$140,000	-\$23,900
30	05035-10-102-102	\$8,900	\$168,300	\$177,200	\$8,900	\$131,100	\$140,000	-\$37,200
31	05035-10-103-103	\$8,900	\$168,300	\$177,200	\$8,900	\$131,100	\$140,000	-\$37,200
32	05035-10-104-104	\$8,900	\$154,800	\$163,700	\$8,900	\$121,100	\$130,000	-\$33,700
33	05035-10-105-105	\$6,800	\$148,600	\$155,400	\$6,800	\$133,200	\$140,000	-\$15,400
34	05035-10-106-106	\$8,900	\$168,300	\$177,200	\$8,900	\$131,100	\$140,000	-\$37,200
35	05035-10-107-107	\$8,900	\$168,300	\$177,200	\$8,900	\$131,100	\$140,000	-\$37,200
36	05035-10-108-108	\$8,900	\$168,300	\$177,200	\$8,900	\$131,100	\$140,000	-\$37,200
37	05035-10-109-109	\$6,800	\$148,600	\$155,400	\$6,800	\$133,200	\$140,000	-\$15,400
38	05035-10-110-110	\$8,900	\$168,300	\$177,200	\$8,900	\$131,100	\$140,000	-\$37,200
39	05035-10-111-111	\$8,900	\$168,300	\$177,200	\$8,900	\$131,100	\$140,000	-\$37,200
40	05035-10-112-112	\$8,900	\$168,300	\$177,200	\$8,900	\$131,100	\$140,000	-\$37,200
41	05035-10-113-113	\$8,900	\$168,300	\$177,200	\$8,900	\$131,100	\$140,000	-\$37,200
42	05035-10-114-114	\$8,900	\$168,300	\$177,200	\$8,900	\$131,100	\$140,000	-\$37,200
43	05035-10-115-115	\$6,800	\$148,600	\$155,400	\$6,800	\$133,200	\$140,000	-\$15,400
44	05035-10-118-118	\$8,900	\$168,300	\$177,200	\$8,900	\$131,100	\$140,000	-\$37,200
45	05035-10-119-119	\$8,900	\$178,700	\$187,600	\$8,900	\$131,100	\$140,000	-\$47,600
46	05035-10-120-120	\$6,800	\$148,600	\$155,400	\$6,800	\$133,200	\$140,000	-\$15,400
47	05035-10-121-121	\$8,900	\$169,200	\$178,100	\$8,900	\$131,100	\$140,000	-\$38,100
48	05035-10-122-122	\$8,900	\$192,300	\$201,200	\$8,900	\$131,100	\$140,000	-\$61,200
49	05035-10-123-123	\$8,900	\$168,300	\$177,200	\$8,900	\$131,100	\$140,000	-\$37,200
50	05035-10-124-124	\$8,900	\$147,000	\$155,900	\$8,900	\$131,100	\$140,000	-\$15,900
51	05035-10-125-125	\$8,900	\$147,000	\$155,900	\$8,900	\$131,100	\$140,000	-\$15,900
52	05035-10-126-126	\$6,800	\$149,400	\$156,200	\$6,800	\$133,200	\$140,000	-\$16,200
53	05035-10-127-127	\$8,900	\$147,000	\$155,900	\$8,900	\$131,100	\$140,000	-\$15,900
54	05035-10-128-128	\$8,900	\$147,000	\$155,900	\$8,900	\$131,100	\$140,000	-\$15,900
55	05035-10-129-129	\$6,800	\$149,400	\$156,200	\$6,800	\$133,200	\$140,000	-\$16,200
56	05035-10-130-130	\$8,900	\$147,000	\$155,900	\$8,900	\$131,100	\$140,000	-\$15,900
57	05035-10-131-131	\$8,900	\$147,000	\$155,900	\$8,900	\$131,100	\$140,000	-\$15,900
58	05035-10-132-132	\$8,900	\$147,000	\$155,900	\$8,900	\$131,100	\$140,000	-\$15,900
59	05035-10-133-133	\$8,900	\$147,000	\$155,900	\$8,900	\$131,100	\$140,000	-\$15,900
60	05035-10-134-134	\$8,900	\$147,000	\$155,900	\$8,900	\$131,100	\$140,000	-\$15,900

Parkway Towers - 2009 Appeal - Docket 55307

61	05035-10-135-135	\$6,800	\$149,400	\$156,200	\$6,800	\$133,200	\$140,000	-\$16,200
62	05035-10-136-136	\$5,900	\$114,100	\$120,000	\$5,900	\$114,100	\$120,000	\$0
63	05035-10-137-137	\$5,900	\$114,100	\$120,000	\$5,900	\$114,100	\$120,000	\$0
64	05035-10-138-138	\$8,900	\$147,000	\$155,900	\$8,900	\$131,100	\$140,000	-\$15,900
65	05035-10-139-139	\$6,800	\$149,400	\$156,200	\$6,800	\$133,200	\$140,000	-\$16,200
66	05035-10-140-140	\$8,900	\$147,000	\$155,900	\$8,900	\$131,100	\$140,000	-\$15,900
67	05035-10-141-141	\$8,900	\$147,000	\$155,900	\$8,900	\$131,100	\$140,000	-\$15,900
68	05035-10-142-142	\$8,900	\$128,200	\$137,100	\$8,900	\$121,100	\$130,000	-\$7,100
69	05035-10-143-143	\$8,900	\$128,200	\$137,100	\$8,900	\$121,100	\$130,000	-\$7,100
70	05035-10-144-144	\$6,800	\$174,400	\$181,200	\$6,800	\$133,200	\$140,000	-\$41,200
71	05035-10-145-145	\$8,900	\$128,200	\$137,100	\$8,900	\$121,100	\$130,000	-\$7,100
72	05035-10-146-146	\$8,900	\$128,200	\$137,100	\$8,900	\$121,100	\$130,000	-\$7,100
73	05035-10-147-147	\$6,800	\$174,400	\$181,200	\$6,800	\$133,200	\$140,000	-\$41,200
74	05035-10-148-148	\$8,900	\$128,200	\$137,100	\$8,900	\$121,100	\$130,000	-\$7,100
75	05035-10-149-149	\$8,900	\$128,200	\$137,100	\$8,900	\$121,100	\$130,000	-\$7,100
76	05035-10-150-150	\$8,900	\$128,200	\$137,100	\$8,900	\$121,100	\$130,000	-\$7,100
77	05035-10-151-151	\$8,900	\$128,200	\$137,100	\$8,900	\$121,100	\$130,000	-\$7,100
78	05035-10-152-152	\$8,900	\$128,200	\$137,100	\$8,900	\$121,100	\$130,000	-\$7,100
79	05035-10-153-153	\$6,800	\$174,400	\$181,200	\$6,800	\$133,200	\$140,000	-\$41,200
80	05035-10-154-154	\$5,900	\$114,700	\$120,600	\$5,900	\$114,700	\$120,600	\$0
81	05035-10-155-155	\$5,900	\$114,700	\$120,600	\$5,900	\$114,700	\$120,600	\$0
82	05035-10-156-156	\$8,900	\$128,200	\$137,100	\$8,900	\$121,100	\$130,000	-\$7,100
83	05035-10-157-157	\$6,800	\$174,400	\$181,200	\$6,800	\$133,200	\$140,000	-\$41,200
84	05035-10-158-158	\$8,900	\$128,200	\$137,100	\$8,900	\$121,100	\$130,000	-\$7,100
85	05035-10-159-159	\$8,900	\$128,200	\$137,100	\$8,900	\$121,100	\$130,000	-\$7,100
86	05035-10-160-160	\$8,900	\$127,200	\$136,100	\$8,900	\$121,100	\$130,000	-\$6,100
87	05035-10-161-161	\$8,900	\$127,200	\$136,100	\$8,900	\$121,100	\$130,000	-\$6,100
88	05035-10-162-162	\$6,800	\$175,200	\$182,000	\$6,800	\$133,200	\$140,000	-\$42,000
89	05035-10-163-163	\$8,900	\$127,200	\$136,100	\$8,900	\$121,100	\$130,000	-\$6,100
90	05035-10-164-164	\$8,900	\$127,200	\$136,100	\$8,900	\$121,100	\$130,000	-\$6,100
91	05035-10-165-165	\$6,800	\$175,200	\$182,000	\$6,800	\$133,200	\$140,000	-\$42,000
92	05035-10-166-166	\$8,900	\$127,200	\$136,100	\$8,900	\$121,100	\$130,000	-\$6,100
93	05035-10-167-167	\$8,900	\$127,200	\$136,100	\$8,900	\$121,100	\$130,000	-\$6,100
94	05035-10-168-168	\$8,900	\$127,200	\$136,100	\$8,900	\$121,100	\$130,000	-\$6,100
95	05035-10-169-169	\$8,900	\$127,200	\$136,100	\$8,900	\$121,100	\$130,000	-\$6,100
96	05035-10-170-170	\$8,900	\$127,200	\$136,100	\$8,900	\$121,100	\$130,000	-\$6,100
97	05035-10-171-171	\$6,800	\$175,200	\$182,000	\$6,800	\$133,200	\$140,000	-\$42,000
98	05035-10-172-172	\$5,900	\$115,400	\$121,300	\$5,900	\$115,400	\$121,300	\$0
99	05035-10-173-173	\$5,900	\$115,400	\$121,300	\$5,900	\$115,400	\$121,300	\$0
100	05035-10-174-174	\$8,900	\$127,200	\$136,100	\$8,900	\$121,100	\$130,000	-\$6,100
101	05035-10-175-175	\$6,800	\$175,200	\$182,000	\$6,800	\$133,200	\$140,000	-\$42,000
102	05035-10-176-176	\$8,900	\$127,200	\$136,100	\$8,900	\$121,100	\$130,000	-\$6,100
103	05035-10-177-177	\$8,900	\$127,200	\$136,100	\$8,900	\$121,100	\$130,000	-\$6,100
104	05035-10-178-178	\$8,900	\$130,400	\$139,300	\$8,900	\$121,100	\$130,000	-\$9,300
105	05035-10-179-179	\$6,800	\$176,000	\$182,800	\$6,800	\$133,200	\$140,000	-\$42,800
106	05035-10-180-180	\$8,900	\$130,400	\$139,300	\$8,900	\$121,100	\$130,000	-\$9,300
107	05035-10-181-181	\$6,800	\$176,000	\$182,800	\$6,800	\$133,200	\$140,000	-\$42,800
108	05035-10-182-182	\$8,900	\$130,400	\$139,300	\$8,900	\$121,100	\$130,000	-\$9,300
109	05035-10-183-183	\$8,900	\$130,400	\$139,300	\$8,900	\$121,100	\$130,000	-\$9,300
110	05035-10-184-184	\$8,900	\$130,400	\$139,300	\$8,900	\$121,100	\$130,000	-\$9,300
111	05035-10-185-185	\$8,900	\$130,400	\$139,300	\$8,900	\$121,100	\$130,000	-\$9,300
112	05035-10-186-186	\$8,900	\$130,400	\$139,300	\$8,900	\$121,100	\$130,000	-\$9,300
113	05035-10-187-187	\$6,800	\$176,000	\$182,800	\$6,800	\$133,200	\$140,000	-\$42,800
114	05035-10-188-188	\$5,900	\$116,000	\$121,900	\$5,900	\$116,000	\$121,900	\$0
115	05035-10-189-189	\$5,900	\$116,000	\$121,900	\$5,900	\$116,000	\$121,900	\$0
116	05035-10-190-190	\$6,800	\$176,000	\$182,800	\$6,800	\$133,200	\$140,000	-\$42,800
117	05035-10-191-191	\$8,900	\$130,400	\$139,300	\$8,900	\$121,100	\$130,000	-\$9,300
118	05035-10-192-192	\$8,900	\$131,300	\$140,200	\$8,900	\$121,100	\$130,000	-\$10,200
119	05035-10-193-193	\$6,800	\$176,700	\$183,500	\$6,800	\$133,200	\$140,000	-\$43,500
120	05035-10-194-194	\$8,900	\$131,300	\$140,200	\$8,900	\$121,100	\$130,000	-\$10,200

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121	05035-10-195-195	\$6,800	\$176,700	\$183,500	\$6,800	\$133,200	\$140,000	-\$43,500
122	05035-10-196-196	\$8,900	\$131,300	\$140,200	\$8,900	\$121,100	\$130,000	-\$10,200
123	05035-10-197-197	\$8,900	\$131,300	\$140,200	\$8,900	\$121,100	\$130,000	-\$10,200
124	05035-10-198-198	\$8,900	\$131,300	\$140,200	\$8,900	\$121,100	\$130,000	-\$10,200
125	05035-10-199-199	\$8,900	\$131,300	\$140,200	\$8,900	\$121,100	\$130,000	-\$10,200
126	05035-10-200-200	\$8,900	\$131,300	\$140,200	\$8,900	\$121,100	\$130,000	-\$10,200
127	05035-10-201-201	\$6,800	\$176,700	\$183,500	\$6,800	\$133,200	\$140,000	-\$43,500
128	05035-10-204-204	\$6,800	\$176,700	\$183,500	\$6,800	\$133,200	\$140,000	-\$43,500
129	05035-10-205-205	\$8,900	\$131,300	\$140,200	\$8,900	\$121,100	\$130,000	-\$10,200
130	05035-10-206-206	\$8,900	\$132,200	\$141,100	\$8,900	\$121,100	\$130,000	-\$11,100
131	05035-10-207-207	\$6,800	\$177,500	\$184,300	\$6,800	\$133,200	\$140,000	-\$44,300
132	05035-10-208-208	\$8,900	\$132,200	\$141,100	\$8,900	\$121,100	\$130,000	-\$11,100
133	05035-10-209-209	\$6,800	\$177,500	\$184,300	\$6,800	\$133,200	\$140,000	-\$44,300
134	05035-10-210-210	\$8,900	\$132,200	\$141,100	\$8,900	\$121,100	\$130,000	-\$11,100
135	05035-10-211-211	\$8,900	\$132,200	\$141,100	\$8,900	\$121,100	\$130,000	-\$11,100
136	05035-10-212-212	\$8,900	\$132,200	\$141,100	\$8,900	\$121,100	\$130,000	-\$11,100
137	05035-10-213-213	\$8,900	\$132,200	\$141,100	\$8,900	\$121,100	\$130,000	-\$11,100
138	05035-10-214-214	\$8,900	\$132,200	\$141,100	\$8,900	\$121,100	\$130,000	-\$11,100
139	05035-10-215-215	\$6,800	\$177,500	\$184,300	\$6,800	\$133,200	\$140,000	-\$44,300
140	05035-10-217-217	\$5,900	\$117,300	\$123,200	\$5,900	\$117,300	\$123,200	\$0
141	05035-10-218-218	\$6,800	\$177,500	\$184,300	\$6,800	\$133,200	\$140,000	-\$44,300
142	05035-10-219-219	\$8,900	\$132,200	\$141,100	\$8,900	\$121,100	\$130,000	-\$11,100
	Totals	\$1,248,600	\$20,679,700	\$21,928,300	\$1,248,600	\$17,851,100	\$19,099,700	
	Difference			\$2,828,600				