

<b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	<b>Docket Number: 56538</b>
Petitioner: <b>NATIONAL BOSTON LOFTS ASSOCIATES LLP,</b>  v. Respondent: <b>DENVER COUNTY BOARD OF COMMISSIONERS.</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+1**

**Category: Abatement      Property Type: Residential**
2. Petitioner is protesting the 07-08 actual value of the subject property.
3. The parties agreed that the 07-08 actual value of the subject property should be reduced to:  

**Total Value:            \$10,352,200**

(Reference Attached Stipulation)
4. The Board concurs with the Stipulation.

**ORDER:**

Respondent is ordered to reduce the 07-08 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 31st day of October 2011.

**BOARD OF ASSESSMENT APPEALS**

*Diane M DeVries*

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Diane M. DeVries

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

*Debra A Baumbach*

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Debra A. Baumbach

*Cara McKeller*

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Cara McKeller



<b>BOARD OF ASSESSMENT APPEALS</b> <b>STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number:  56538  Schedule Number:  02345-26-014-000+1
Petitioner:  <b>NATIONAL BOSTON LOFTS ASSOCIATES LLP</b>  v.  Respondent:  <b>BOARD OF EQUALIZATION OF THE CITY AND COUNTY OF DENVER</b>	
Attorneys for Board of Equalization of the City and County of Denver  City Attorney   Michelle Bush #38443 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 2007/2008 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 2007/2008 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:

822 17<sup>th</sup> Street  
Denver, Colorado

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

3. The County Assessor originally assigned the following actual value on the subject property for tax year 2007/2008.

Land	\$	3,954,500.00
Improvements	\$	<u>7,421,500.00</u>
Total	\$	11,376,000.00

(See attached multi-parcel worksheet for individual parcel breakdown)

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	\$	3,954,500.00
Improvements	\$	<u>7,421,500.00</u>
Total	\$	11,376,000.00

(See attached multi-parcel worksheet for individual parcel breakdown)

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 2007/2008.

Land	\$	3,954,500.00
Improvements	\$	<u>6,397,700.00</u>
Total	\$	10,352,200.00

(See attached multi-parcel worksheet for individual parcel breakdown)

6. The valuations, as established above, shall be binding only with respect to tax year 2007/2008.

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

Per a 2009 appeal adjustment which accounted for a 9% EDMA adjustment for rent restrictions, the 2007/2008 value has received the same 9% EDMA adjustment resulting in a value reduction.

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 25th day of October, 2011.

Agent/Attorney/Petitioner

Board of Equalization of the City and  
County of Denver

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