

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

1313 Sherman Street, Room 315
Denver, Colorado 80203

Docket Number: **60246**

Petitioner:

GARDEN COURT MUTUAL HOUSING

v.

Respondent:

DENVER COUNTY BOARD OF EQUALIZATION

AMENDMENT TO ORDER (On Withdrawal)

THE BOARD OF ASSESSMENT APPEALS hereby amends its July 7, 2012 Order in the above-captioned appeal to reflect that the correct order be an order on STIPULATION for the new and correct value of \$10,679,800.

In all other respects, the July 7, 2012 Order shall remain in full force and effect.

DATED/MAILED this 26th day of September, 2012.

BOARD OF ASSESSMENT APPEALS

Karen E. Hart

Karen E. Hart

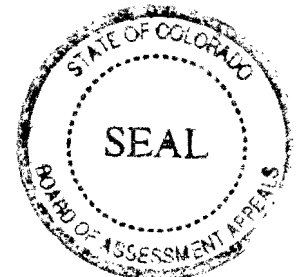
Debra A. Baumbach

Debra A. Baumbach

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

Cara McKeller

Cara McKeller



BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 60246
Petitioner: GARDEN COURT MUTUAL HOUSING, v. Respondent: DENVER COUNTY BOARD OF EQUALIZATION.	
ORDER ON WITHDRAWAL	

The Board received Petitioner's request to withdraw the above-captioned appeal on June 23, 2012. The Board has approved Petitioner's request.

FINDINGS OF FACT AND CONCLUSIONS:

1. Subject property is described as follows:

County Schedule No.: 06042-39-003-000

Category: Valuation Property Type: Residential
2. Petitioner is protesting the 2011 actual value of the subject property.

ORDER:

Petitioner's request for withdrawal is granted; therefore, the Board will take no further action on this matter.

DATED AND MAILED this 3rd day of July 2012.

BOARD OF ASSESSMENT APPEALS

Diane M DeVries

Diane M. DeVries

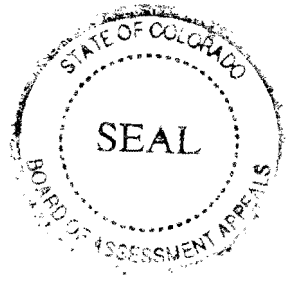
I hereby certify that this is a true and correct copy of the decision of the Board of Assessment Appeals.

Debra A Baumbach

Debra A. Baumbach

CM

Cara McKeller



BOARD OF ASSESSMENT APPEALS STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	
Petitioner: GARDEN COURT MUTUAL HOUSING v. Respondent:	Docket Number: 60246 Schedule Number: 06042-39-003-000
DENVER COUNTY BOARD OF EQUALIZATION Attorney for Denver County Board of Equalization of the City and County of Denver 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 2011 ACTUAL VALUE)	

Petitioner, GARDEN COURT MUTUAL HOUSING and Respondent, BOARD OF EQUALIZATION OF THE CITY AND COUNTY OF DENVER, hereby enter into this Stipulation regarding the tax year 2011 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 Syracuse St
Denver, CO 80220

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 2011.

Land	\$	6,125,500
Improvements	\$	<u>7,371,300</u>
Total	\$	13,496,800

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	\$	6,125,500
Improvements	\$	<u>7,371,300</u>
Total	\$	13,496,800

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 2011.

Land	\$	6,125,500
Improvements	\$	<u>4,554,300</u>
Total	\$	10,679,800

6. The valuations, as established above, shall be binding only with respect to tax year 2011.

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

Because the subject was designated as a rent restricted property an Economically Derived Market Adjustment (EDMA) was necessary.

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 22nd day of June, 2012.

Agent/Attorney/Petitioner

By: 

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Denver County Board of Equalization of
the City and County of Denver

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