



3. The parties agreed that the 2001 actual value of the subject property should be reduced to:

REFERENCE ATTACHED STIPULATION.

4. The Board concurs with the Stipulation.

**ORDER:**

Respondent is ordered to reduce the 2001 actual value of the subject property, as set forth above.

The Denver County Assessor is directed to change his records accordingly.

**DATED/MAILED** this 24<sup>th</sup> day of April, 2002.

This decision was put on the record

April 23, 2002

**BOARD OF ASSESSMENT APPEALS**

Karen E Hart

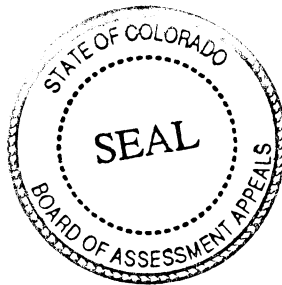
Karen E. Hart

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

Penny S. Bunnell  
Penny S. Bunnell

Debra A. Baumbach  
Debra A. Baumbach

Docket Number 39471



<b>BOARD OF ASSESSMENT APPEALS</b> <b>STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number:  39471  Schedule Number:  2331-17-012+9  COLORADO BOARD OF ASSESSMENT APPEALS 03/11/22
Petitioner:  <b>HERMANSON FAMILY TRUST &amp; DOWNTOWN DENVER INVESTORS I, et al.</b>  v.  Respondent:  <b>DENVER COUNTY BOARD OF EQUALIZATION</b>	
Attorneys for Denver County Board of Equalization  J. Wallace Wortham, Jr. #5969 City Attorney  Maria Kayser #15597 Assistant City Attorney 1437 Bannock Street, Room 315 Denver, Colorado 80203 Telephone: 720-913-3275 Facsimile: 720-913-3180	
<b>STIPULATION (As To Tax Year 2001 Actual Values)</b>	

Petitioner, HERMANSON FAMILY TRUST & DOWNTOWN DENVER INVESTORS I, et al., and Respondent, Denver Board of Equalization, hereby enter into this Stipulation regarding the tax year 2001 valuation of the subject property, and jointly move the Board of Assessment Appeals to enter its order based on this Stipulation.

The Petitioner and Respondent agree and stipulate as follows:

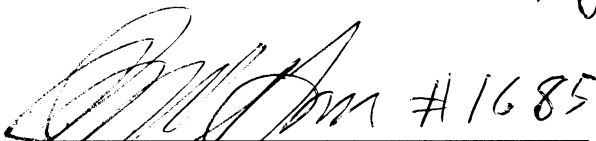
1. The property subject to this Stipulation is described as:  
 1400 Block Larimer Street (Larimer Square)
2. The subject property is classified as commercial property.

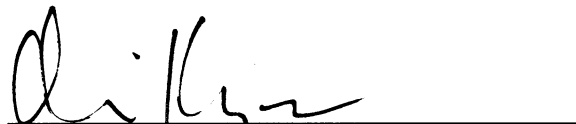
3. Attachment A reflects the actual values of the subject property, as assigned by the Assessor for tax year 2001.
4. Attachment B reflects the actual values of the subject property after a timely appeal, as assigned by the Board of Equalization.
5. After further review and negotiation, the Petitioner and Respondent agree to the tax year 2001 actual values of the subject property, as shown on Attachment C.
6. The valuations, as established on Attachment C, shall be binding with respect to only tax year 2001.
7. Brief narrative as to why the reduction was made:

The base period rent roll and operating statement for the property were submitted and various adjustments to the income approach were made.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on , 2002 at be vacated.

DATED this 15 day of April, 2002.

  
Ronald S. Loser, Esq.  
Attorney for Petitioner

  
County Attorney for Respondent  
Board of Equalization

Address:

1700 Lincoln Street #2222  
Denver, CO 80203  
Telephone: 303-866-9400

Address:

J. Wallace Wortham, Jr. - #5969  
Denver City Attorney

Maria Kayser #15597  
Assistant City Attorney  
1437 Bannock Street, Room 353  
Denver, Colorado 80202-5375  
Telephone: 720-913-3275  
Facsimile: 720-913-3180

Docket Number: 39471

**ATTACHMENT A**

ACTUAL VALUES, AS ASSIGNED BY THE ASSESSOR

Docket Number 39471

Schedule Number	Land Value	Improvement Value	Total Actual Value
2331-17-012	\$ 187,500	\$ 688,100	\$ 875,600
2331-17-020	\$ 250,000	\$ 880,100	\$1,130,100
2331-17-025	\$1,312,500	\$1,988,400	\$3,300,900
2331-17-026	\$2,125,000	\$4,284,800	\$6,409,800
2345-36-001	\$ 569,500	\$1,429,400	\$1,998,900
2345-36-002	\$ 493,000	\$ 1,000	\$ 494,000
2345-36-003	\$ 250,000	\$ 3,900	\$ 253,900
2345-36-004	\$ 500,000	\$ 883,000	\$1,383,000
2345-36-008	\$1,359,400	\$2,762,400	\$4,121,800
2345-36-024	\$ 703,100	\$1,655,600	\$2,358,700

**ATTACHMENT B**

ACTUAL VALUES, AS ASSIGNED BY THE COUNTY BOARD OF EQUALIZATION AFTER A TIMELY APPEAL

Docket Number 39471

Schedule Number	Land Value	Improvement Value	Total Actual Value
2331-17-012	\$ 187,500	\$ 688,100	\$ 875,600
2331-17-020	\$ 250,000	\$ 880,100	\$1,130,100
2331-17-025	\$1,312,500	\$1,988,400	\$3,300,900
2331-17-026	\$2,125,000	\$4,284,800	\$6,409,800
2345-36-001	\$ 569,500	\$1,429,400	\$1,998,900
2345-36-002	\$ 493,000	\$ 1,000	\$ 494,000
2345-36-003	\$ 250,000	\$ 3,900	\$ 253,900
2345-36-004	\$ 500,000	\$ 883,000	\$1,383,000
2345-36-008	\$1,359,400	\$2,762,400	\$4,121,800
2345-36-024	\$ 703,100	\$1,655,600	\$2,358,700

**ATTACHMENT C**

ACTUAL VALUES, AS AGREED TO BY ALL PARTIES

Docket Number 39471

Schedule Number	Land Value	Improvement Value	Total Actual Value
2331-17-012	\$ 187,500	\$ 688,100	\$ 875,600
2331-17-020	\$ 250,000	\$ 753,700	\$1,003,700
2331-17-025	\$1,312,500	\$1,738,100	\$3,050,000
2331-17-026	\$2,125,000	\$4,052,700	\$6,177,700
2345-36-001	\$ 569,500	\$1,396,800	\$1,966,300
2345-36-002	\$ 493,000	\$ 1,000	\$ 494,000
2345-36-003	\$ 250,000	\$ 1,000	\$ 251,000
2345-36-004	\$ 500,000	\$ 737,900	\$1,237,900
2345-36-008	\$1,359,400	\$2,539,600	\$3,899,000
2345-36-024	\$ 703,100	\$1,343,100	\$2,046,200