

<b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	<b>Docket Number: 51155</b>
Petitioner: <b>789 SHERMAN STREET LLC,</b>  v. Respondent: <b>DENVER COUNTY BOARD OF EQUALIZATION.</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.: 5039-02-031-000+6**

**Category: Valuation      Property Type: Commercial Real**
2. Petitioner is protesting the 2008 actual value of the subject property.
3. The parties agreed that the 2008 actual value of the subject property should be reduced to:  

**Total Value:            \$9,925,000**

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

**ORDER:**

Respondent is ordered to reduce the 2008 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 19th day of March 2010.



**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.

*Melissa Nord*

Melissa Nord

*Debra A Baumbach*

Debra A. Baumbach

<b>BOARD OF ASSESSMENT APPEALS</b> <b>STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number:  51155  Schedule Number:  5039-02-031-000+6
Petitioner:  <b>789 SHERMAN STREET LLC</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  Charles T. Solomon #26873 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 2008 ACTUAL VALUE)</b>	

Petitioner, 789 SHERMAN STREET LLC, and Respondent, BOARD OF EQUALIZATION OF THE CITY AND COUNTY OF DENVER, hereby enters into this Stipulation regarding the tax year 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:

Office Building and Ancillary Parking Lots  
789 Sherman Street  
Denver, Colorado 80203

2. The properties are classified as an office and the ancillary parking lots.

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

**Schedule Number: 05039-03-045-000**

Land	\$ 538,600
Improvements	<u>\$7,844,100</u>
Total	\$8,382,700

**Schedule Number: 05039-02-031-000**

Land	\$ 223,400
Improvements	<u>\$ 1,000</u>
Total	\$ 224,400

**Schedule Number: 05039-02-032-000**

Land	\$ 205,800
Improvements	<u>\$ 1,000</u>
Total	\$ 206,800

**Schedule Number: 05039-03-020-000**

Land	\$ 58,400
Improvements	<u>\$ 1,000</u>
Total	\$ 59,400

**Schedule Number: 05039-03-038-000**

Land	\$ 375,600
Improvements	<u>\$ 1,600</u>
Total	\$ 377,200

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**Schedule Number: 05039-03-050-000**

Land	\$ 750,000
Improvements	<u>\$ 3,100</u>
Total	\$ 753,100

**Schedule Number: 05038-24-019-000**

Land	\$ 283,800
Improvements	<u>\$ 1,000</u>
Total	\$ 284,800

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:

**Schedule Number: 05039-03-045-000**

Land	\$ 538,600
Improvements	<u>\$7,844,100</u>
Total	\$8,382,700

**Schedule Number: 05039-02-031-000**

Land	\$ 223,400
Improvements	<u>\$ 1,000</u>
Total	\$ 224,400

**Schedule Number: 05039-02-032-000**

Land	\$ 205,800
Improvements	<u>\$ 1,000</u>
Total	\$ 206,800

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**Schedule Number: 05039-03-020-000**

Land	\$ 58,400
Improvements	<u>\$ 1,000</u>
Total	\$ 59,400

**Schedule Number: 05039-03-038-000**

Land	\$ 375,600
Improvements	<u>\$ 1,600</u>
Total	\$ 377,200

**Schedule Number: 05039-03-050-000**

Land	\$ 750,000
Improvements	<u>\$ 3,100</u>
Total	\$ 753,100

**Schedule Number: 05038-24-019-000**

Land	\$ 283,800
Improvements	<u>\$ 1,000</u>
Total	\$ 284,800

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 2008.

**Schedule Number: 05039-03-045-000**

Land	\$ 538,600
Improvements	<u>\$7,480,700</u>
Total	\$8,019,300

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**Schedule Number: 05039-02-031-000**

Land	\$ 223,400
Improvements	<u>\$ 1,000</u>
Total	\$ 224,400

**Schedule Number: 05039-02-032-000**

Land	\$ 205,800
Improvements	<u>\$ 1,000</u>
Total	\$ 206,800

**Schedule Number: 05039-03-020-000**

Land	\$ 58,400
Improvements	<u>\$ 1,000</u>
Total	\$ 59,400

**Schedule Number: 05039-03-038-000**

Land	\$ 375,600
Improvements	<u>\$ 1,600</u>
Total	\$ 377,200

**Schedule Number: 05039-03-050-000**

Land	\$ 750,000
Improvements	<u>\$ 3,100</u>
Total	\$ 753,100

**Schedule Number: 05038-24-019-000**

Land	\$ 283,800
Improvements	<u>\$ 1,000</u>
Total	\$ 284,800

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


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

More consideration was made on the sale of offices in the subject's immediate area.


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 15<sup>th</sup> day of March, 2010.

Agent/Attorney/Petitioner

By:   
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Board of Equalization of the City and  
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