

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 55626
Petitioner: SOUTHWEST COMMONS 05 A LLC, 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.: 09154-00-012-000+12

Category: Valuation Property Type: Commercial Real
2. Petitioner is protesting the 2010 actual value of the subject property.
3. The parties agreed that the 2010 actual value of the subject property should be reduced to:

Total Value: \$47,800,000
(Reference Attached Stipulation)
4. The Board concurs with the Stipulation.

ORDER:

Respondent is ordered to reduce the 2010 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 16th day of September 2010.

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



2010 SEP -2 PM 12: 22

BOARD OF ASSESSMENT APPEALS STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	
Petitioner: SOUTHWEST COMMONS 05A LLC v. Respondent: BOARD OF EQUALIZATION OF THE CITY AND COUNTY OF DENVER	Docket Number: 55626 Schedule Number: 09154-00-012-000+12
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	
STIPULATION (AS TO TAX YEAR 2010 ACTUAL VALUE)	

Petitioner, SOUTHWEST COMMONS 05A LLC, and Respondent, BOARD OF EQUALIZATION OF THE CITY AND COUNTY OF DENVER, hereby enter into this Stipulation regarding the tax year 2010 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:

8500 West Crestline Avenue and 8501 – 8601 West Cross Drive
Denver, Colorado 80217

2. The subject property is classified as retail property.

3. The County Assessor originally assigned the following actual value on the subject property for tax year 2010.

Land	\$ 9,352,200.00
Improvements	\$ <u>39,975,300.00</u>
Total	\$ 49,327,500.00

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	\$ 9,352,200.00
Improvements	\$ <u>39,975,300.00</u>
Total	\$ 49,327,500.00

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 2010.

Land	\$ 9,352,200.00
Improvements	\$ <u>38,447,800.00</u>
Total	\$ 47,800,000.00

***See Attachment A.**

6. The valuations, as established above, shall be binding only with respect to tax year 2010.

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


The reduction in value is a result of re-examination and re-analysis of actual income data from the base period for the subject property.

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 27th day of August, 2010.

Agent/Attorney/Petitioner

Board of Equalization of the City and
County of Denver

By: 

By: 

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Docket No: 55626

BAAstip1 (April 2000)

Value Allocation Among the 13 Parcels Comprising Southwest Commons Shopping Center

<u>Schedule Number</u>	<u>Land</u>		<u>Total</u>
09154-00-012-000	\$1,608,400	\$11,341,600	\$12,950,000
09154-00-013-000	\$ 413,700	\$ 216,000	\$ 629,700
09154-00-017-000	\$ 355,400	\$ 2,501,400	\$ 2,856,800
09154-00-019-000	\$ 418,900	\$ 4,196,100	\$ 4,615,000
09154-00-020-000	\$ 545,700	\$ 1,177,300	\$ 1,723,000
09154-00-021-000	\$ 33,000	\$ 1,000	\$ 34,000
09154-00-022-000	\$ 403,400	\$ 418,600	\$ 822,000
09154-00-024-000	\$ 441,900	\$ 427,600	\$ 869,500
09154-00-025-000	\$ 807,600	\$ 2,994,900	\$ 3,802,500
09154-00-026-000	\$1,128,200	\$ 4,635,800	\$ 5,764,000
09154-00-029-000	\$1,371,900	\$ 2,822,300	\$ 4,194,200
09154-00-031-000	\$ 97,400	\$ 2,499,900	\$ 2,597,300
09154-00-032-000	<u>\$1,726,700</u>	<u>\$ 5,215,300</u>	<u>\$ 6,942,000</u>
	\$9,352,200	\$38,447,800	\$47,800,000

