

DATED AND MAILED this 21st day of October 2016.

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

G. Katardzic

Gordana Katardzic



2016 OCT 19 PM 3:23

BOARD OF ASSESSMENT APPEALS STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	
Petitioner: SHLP PENTERRA PLAZA LLC	Docket Number: 67833
v.	Schedule Number:
Respondent: DENVER COUNTY BOARD OF EQUALIZATION	07094-14-268-268 + 9
Attorney for Denver County Board of Equalization 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 2015 ACTUAL VALUE)	

Petitioner, SHLP PENTERRA PLAZA LLC and Respondent, DENVER COUNTY BOARD OF EQUALIZATION, hereby enter into this Stipulation regarding the tax year 2015 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:

8110 E Union Ave
Denver, Colorado
2. The subject property is classified as commercial real property.
3. The County Assessor originally assigned the following actual value on the subject property for tax year 2015:

15-001-001		
Land	\$	90,300
Improvements	\$	<u>2,492,200</u>
Total	\$	2,582,500

15-002-002		
Land	\$	98,300
Improvements	\$	<u>2,387,100</u>
Total	\$	2,485,400

15-003-003		
Land	\$	83,700
Improvements	\$	<u>2,526,900</u>
Total	\$	2,620,600

15-004-004		
Land	\$	93,700
Improvements	\$	<u>2,526,900</u>
Total	\$	2,620,600

15-005-005		
Land	\$	92,500
Improvements	\$	<u>2,528,100</u>
Total	\$	2,620,600

15-006-006		
Land	\$	92,500
Improvements	\$	<u>2,528,100</u>
Total	\$	2,620,600

15-007-007		
Land	\$	84,700
Improvements	\$	<u>2,296,000</u>
Total	\$	2,380,700

14-268-268		
Land	\$	9,400
Improvements	\$	<u>292,800</u>
Total	\$	302,200

14-270-270		
Land	\$	107,700
Improvements	\$	<u>1,837,200</u>
Total	\$	1,944,900

14-271-271		
Land	\$	18,800
Improvements	\$	<u>318,500</u>
Total	\$	337,300

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:

15-001-001		
Land	\$	90,300
Improvements	\$	<u>2,492,200</u>
Total	\$	2,582,500

15-002-002		
Land	\$	98,300
Improvements	\$	<u>2,387,100</u>
Total	\$	2,485,400

15-003-003		
Land	\$	93,700
Improvements	\$	<u>2,526,900</u>
Total	\$	2,620,600

15-004-004		
Land	\$	93,700
Improvements	\$	<u>2,526,900</u>
Total	\$	2,620,600

15-005-005		
Land	\$	92,500
Improvements	\$	<u>2,528,100</u>
Total	\$	2,620,600

15-006-006		
Land	\$	92,500
Improvements	\$	<u>2,528,100</u>
Total	\$	2,620,600

15-007-007		
Land	\$	84,700
Improvements	\$	<u>2,296,000</u>
Total	\$	2,380,700

14-268-268		
Land	\$	9,400
Improvements	\$	<u>292,800</u>
Total	\$	302,200

14-270-270		
Land	\$	107,700
Improvements	\$	<u>1,837,200</u>
Total	\$	1,944,900

14-271-271		
Land	\$	18,800
Improvements	\$	<u>318,500</u>
Total	\$	337,300

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 2015.

15-001-001		
Land	\$	90,300
Improvements	\$	<u>2,412,100</u>
Total	\$	2,502,400

15-002-002		
Land	\$	98,300
Improvements	\$	<u>2,308,100</u>
Total	\$	2,406,400

15-003-003		
Land	\$	93,700
Improvements	\$	<u>2,444,300</u>
Total	\$	2,538,000

15-004-004		
Land	\$	93,700
Improvements	\$	<u>2,444,300</u>
Total	\$	2,538,000

15-005-005		
Land	\$	92,500
Improvements	\$	<u>2,445,500</u>
Total	\$	2,538,000

15-006-006		
Land	\$	92,500
Improvements	\$	<u>2,445,500</u>
Total	\$	2,538,000

15-007-007		
Land	\$	84,700
Improvements	\$	<u>2,221,300</u>
Total	\$	2,306,000

14-268-268		
Land	\$	9,400
Improvements	\$	<u>282,300</u>
Total	\$	291,700

14-270-270		
Land	\$	107,700
Improvements	\$	<u>1,752,200</u>
Total	\$	1,859,900

14-271-271		
Land	\$	18,800
Improvements	\$	<u>231,300</u>
Total	\$	250,100

6. The valuations, as established above, shall be binding only with respect to tax year 2015.

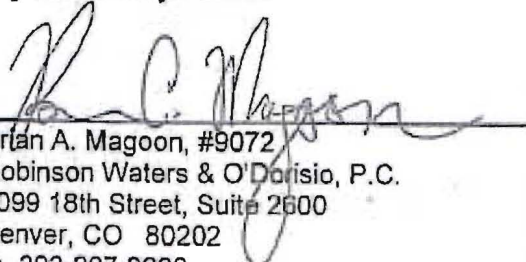
7. Brief narrative as to why the reduction was made:

Review of the income and expense information for the subject property indicated that reduction was warranted.

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 17th day of October, 2016.

Agent/Attorney/Petitioner


Brian A. Magoon, #9072
Robinson Waters & O'Dorisio, P.C.
1099 18th Street, Suite 2600
Denver, CO 80202
T: 303-297-2600
F: 303-297-2650
E: bmagoon@rwolaw.com
*Attorneys for Agent Marvin F. Poer
and Company*

Denver County Board of Equalization

By: 
Charles T. Solomon #26873
201 West Colfax Avenue, Dept. 1207
Denver, CO 80202
Telephone: 720-913-3275
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