BOARD OF A STATE OF C 1313 Sherman St Denver, Colorad	reet, Room 315	
Petitioner:		
HERMANSO	N, ET AL,	
V.		
Respondent:		
DENVER CO	UNTY BOARD OF EQUALIZATION.	
Attorney or Party	Without Attorney for the Petitioner:	Docket Number: 39471
Name: Address: Phone Number: E-mail: Attorney Registra	Ronald S. Loser, Esq. 1700 Lincoln Street, #2222 Denver, CO 80203 (303) 866-9400 tion No.:	
	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.: Multiple – Reference attached stipulation. Category: Valuation Property Type: Commercial

2. Petitioner is protesting the 2001 actual value of the subject property.

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 24th day of April, 2002.

This decision was put on the record

April 23, 2002

I hereby certify that this is a true and correct copy of the decision of **BOARD OF ASSESSMENT APPEALS**

Karen E. Hart

E Hart Baumbach,

Debra A. Baumbach

the Board of Assessment Appeals Bunnell Pennv

Docket Number 39471



BOARD OF ASSESSMENT APPEALS STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203 Petitioner:	
HERMANSON FAMILY TRUST & DOWNTOWN DENVER INVESTORS I, et al.	Docket Number:
V.	39471
Respondent:	Schedule Number:
DENVER COUNTY BOARD OF EQUALIZATION	Schedule Number.
Attorneys for Denver County Board of Equalization	2331-17-012+9
Allomeys for Deriver County Board of Equalization	
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Maria Kayser #15597	
Assistant City Attorney 1437 Bannock Street, Room 315	
Denver, Colorado 80203	
Telephone: 720-913-3275	
Facsimile: 720-913-3180	
STIPULATION (As To Tax Year 200 [°]	1 Actual Values)

Petitioner, HERMANSON FAMILY TRUST & DOW/NTOWN 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 / 2 day of . 2002.

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Rónald S. Loser, Esq. Attorney for Petitioner

Address:

1700 Lincoln Street #2222 Denver, CO 80203

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Address:

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

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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	<pre>\$ 187,500 \$ 250,000 \$1,312,500 \$2,125,000 \$ 569,500 \$ 493,000 \$ 250,000 \$ 500,000 \$ 1,359,400 \$ 703,100</pre>	\$ 688,100	\$ 875,600
2331-17-020		\$ 880,100	\$1,130,100
2331-17-025		\$1,988,400	\$3,300,900
2331-17-026		\$4,284,800	\$6,409,800
2345-36-001		\$1,429,400	\$1,998,900
2345-36-002		\$ 1,000	\$ 494,000
2345-36-003		\$ 3,900	\$ 253,900
2345-36-004		\$ 883,000	\$1,383,000
2345-36-008		\$2,762,400	\$4,121,800
2345-36-024		\$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	<pre>\$ 187,500 \$ 250,000 \$1,312,500 \$2,125,000 \$ 569,500 \$ 493,000 \$ 250,000 \$ 250,000 \$ 500,000 \$ 1,359,400 \$ 703,100</pre>	\$ 688,100	\$ 875,600
2331-17-020		\$ 753,700	\$1,003,700
2331-17-025		\$1,738,100	\$3,050,000
2331-17-026		\$4,052,700	\$6,177,700
2345-36-001		\$1,396,800	\$1,966,300
2345-36-002		\$ 1,000	\$ 494,000
2345-36-003		\$ 1,000	\$ 251,000
2345-36-004		\$ 737,900	\$1,237,900
2345-36-008		\$2,539,600	\$3,899,000
2345-36-024		\$1,343,100	\$2,046,200