

<p>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203</p> <hr/> <p>Petitioner:</p> <p>10 S. SHERMAN, LLC.,</p> <p>v.</p> <p>Respondent:</p> <p>DENVER COUNTY BOARD OF EQUALIZATION.</p>	
<p>Attorney or Party Without Attorney for the Petitioner:</p> <p>Name: Kenneth S. Kramer, Esq. Berenbaum, Weinshienk & Eason, P.C.</p> <p>Address: 370 17th Street, Suite 4800 Denver, CO 80202</p> <p>Phone Number: 303.825.0800</p>	<p>Docket Number: 42532</p>
<p>ORDER ON STIPULATION</p>	

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.: 5104-11-093+34

Category: Valuation Property Type: Residential
2. Petitioner is protesting the 2003 actual value of the subject property.

3. The parties agreed that the 2003 actual value of the subject property should be reduced to:

[PLEASE REFERENCE ATTACHED STIPULATION]

4. The Board concurs with the Stipulation.

ORDER:

Respondent is ordered to reduce the 2003 actual value of the subject property, as set forth above.

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

DATED/MAILED this 15th day of October, 2004.

This decision was put on the record

October 13, 2004

BOARD OF ASSESSMENT APPEALS

Karen E Hart

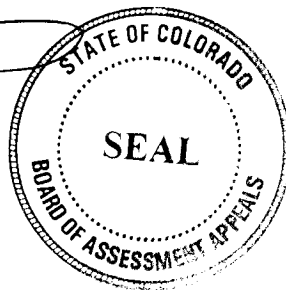
Karen E. Hart

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

Debra A. Baumbach

Debra A. Baumbach

Keela K. Steele
Keela K. Steele



BOARD OF ASSESSMENT APPEALS STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 42532 Schedule Number: 5104-11-093 +34 DA OCT 13 PM 1:07 BOARD OF ASSESSMENT APPEALS DENVER
Petitioner:	
10 S SHERMAN LLC	
v.	
Respondent:	
DENVER COUNTY BOARD OF EQUALIZATION	
Attorneys for Denver County Board of Equalization Cole Finegan #16853 City Attorney Alice J. Major # 19454 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 2003 ACTUAL VALUES)	

Petitioner, 10 S SHERMAN LLC, and Respondent, DENVER COUNTY BOARD OF EQUALIZATION, hereby enter into this Stipulation regarding the tax year 2003 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:

 Sherman Commons Condos, Units 100 thru 312
 Denver, Colorado
2. The subject property is classified as multi-residential property.

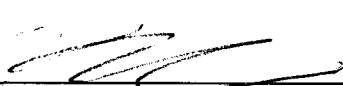
3. Attachment A reflects the actual values of the subject property, as assigned by the Assessor for tax year 2003.
4. Attachment B reflects the actual values of the subject property after a timely appeal, as assigned by the Denver County Board of Equalization.
5. After further review and negotiation, the Petitioner and Respondent agree to the tax year 2003 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 2003.
7. Brief narrative as to why the reduction was made:

Subject property value for 2004 was adjusted via stipulation recognizing the subject property base period purchase. The data gathering period for Tax Year 2003 is the same as that for Tax Year 2004, the same factors apply. Subject value for Tax Year 2003 should be similar to that of Tax Year 2004. Value to be allocated to individual units per attached.


8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on November 15, 2004 at 1:00 p.m. be vacated.

DATED this 5th day of October, 2004.

Attorney for Petitioner


Kenneth S. Kramer
Berenbaum, Weinshienk & Eason, P.C.
370 17th Street, Suite 4800
Denver, CO 80202

Denver County Board of Equalization

By: 
Alice J. Major #19454
Assistant City Attorney
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Denver, CO 80202
Telephone: 720-913-3275
Fax: 720-913-3180

Docket Number: 42532

ATTACHMENT A

ACTUAL VALUES, AS ASSIGNED BY THE ASSESSOR

Docket Number 42532

Schedule Number	Land Value	Improvement Value	Total Actual Value
5104-11-059	\$ 4,500	\$ 40,500	\$ 45,000
5104-11-060	\$ 6,700	\$ 61,100	\$ 67,800
5104-11-061	\$ 6,700	\$ 61,100	\$ 67,800
5104-11-062	\$ 6,700	\$ 61,100	\$ 67,800
5104-11-063	\$ 6,700	\$ 61,100	\$ 67,800
5104-11-064	\$ 8,900	\$ 81,500	\$ 90,400
5104-11-065	\$ 6,700	\$ 61,100	\$ 67,800
5104-11-066	\$ 6,700	\$ 61,100	\$ 67,800
5104-11-067	\$ 6,700	\$ 61,100	\$ 67,800
5104-11-068	\$ 6,700	\$ 61,100	\$ 67,800
5104-11-069	\$ 8,900	\$ 81,500	\$ 90,400
5104-11-070	\$ 8,900	\$ 81,500	\$ 90,400
5104-11-071	\$ 6,700	\$ 61,100	\$ 67,800
5104-11-072	\$ 6,700	\$ 61,100	\$ 67,800
5104-11-073	\$ 6,700	\$ 61,100	\$ 67,800
5104-11-074	\$ 6,700	\$ 61,100	\$ 67,800
5104-11-075	\$ 8,900	\$ 81,500	\$ 90,400
5104-11-076	\$ 8,900	\$ 81,500	\$ 90,400
5104-11-077	\$ 6,700	\$ 61,100	\$ 67,800
5104-11-078	\$ 6,700	\$ 61,100	\$ 67,800
5104-11-079	\$ 6,700	\$ 61,100	\$ 67,800
5104-11-080	\$ 6,700	\$ 61,100	\$ 67,800
5104-11-081	\$ 8,900	\$ 81,500	\$ 90,400
5104-11-082	\$ 8,900	\$ 81,500	\$ 90,400
5104-11-083	\$ 6,700	\$ 61,100	\$ 67,800
5104-11-084	\$ 6,700	\$ 61,100	\$ 67,800
5104-11-085	\$ 6,700	\$ 61,100	\$ 67,800
5104-11-086	\$ 6,700	\$ 61,100	\$ 67,800
5104-11-087	\$ 8,900	\$ 81,500	\$ 90,400
5104-11-088	\$ 8,900	\$ 81,500	\$ 90,400
5104-11-089	\$ 6,700	\$ 61,100	\$ 67,800
5104-11-090	\$ 6,700	\$ 61,100	\$ 67,800
5104-11-091	\$ 6,700	\$ 61,100	\$ 67,800
5104-11-092	\$ 6,700	\$ 61,100	\$ 67,800
5104-11-093	\$ 8,900	\$ 81,500	\$ 90,400

ATTACHMENT B

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

Docket Number 42532

Schedule Number	Land Value	Improvement Value	Total Actual Value
5104-11-059	\$ 4,500	\$ 40,500	\$ 45,000
5104-11-060	\$ 6,700	\$ 61,100	\$ 67,800
5104-11-061	\$ 6,700	\$ 61,100	\$ 67,800
5104-11-062	\$ 6,700	\$ 61,100	\$ 67,800
5104-11-063	\$ 6,700	\$ 61,100	\$ 67,800
5104-11-064	\$ 8,900	\$ 81,500	\$ 90,400
5104-11-065	\$ 6,700	\$ 61,100	\$ 67,800
5104-11-066	\$ 6,700	\$ 61,100	\$ 67,800
5104-11-067	\$ 6,700	\$ 61,100	\$ 67,800
5104-11-068	\$ 6,700	\$ 61,100	\$ 67,800
5104-11-069	\$ 8,900	\$ 81,500	\$ 90,400
5104-11-070	\$ 8,900	\$ 81,500	\$ 90,400
5104-11-071	\$ 6,700	\$ 61,100	\$ 67,800
5104-11-072	\$ 6,700	\$ 61,100	\$ 67,800
5104-11-073	\$ 6,700	\$ 61,100	\$ 67,800
5104-11-074	\$ 6,700	\$ 61,100	\$ 67,800
5104-11-075	\$ 8,900	\$ 81,500	\$ 90,400
5104-11-076	\$ 8,900	\$ 81,500	\$ 90,400
5104-11-077	\$ 6,700	\$ 61,100	\$ 67,800
5104-11-078	\$ 6,700	\$ 61,100	\$ 67,800
5104-11-079	\$ 6,700	\$ 61,100	\$ 67,800
5104-11-080	\$ 6,700	\$ 61,100	\$ 67,800
5104-11-081	\$ 8,900	\$ 81,500	\$ 90,400
5104-11-082	\$ 8,900	\$ 81,500	\$ 90,400
5104-11-083	\$ 6,700	\$ 61,100	\$ 67,800
5104-11-084	\$ 6,700	\$ 61,100	\$ 67,800
5104-11-085	\$ 6,700	\$ 61,100	\$ 67,800
5104-11-086	\$ 6,700	\$ 61,100	\$ 67,800
5104-11-087	\$ 8,900	\$ 81,500	\$ 90,400
5104-11-088	\$ 8,900	\$ 81,500	\$ 90,400
5104-11-089	\$ 6,700	\$ 61,100	\$ 67,800
5104-11-090	\$ 6,700	\$ 61,100	\$ 67,800
5104-11-091	\$ 6,700	\$ 61,100	\$ 67,800
5104-11-092	\$ 6,700	\$ 61,100	\$ 67,800
5104-11-093	\$ 8,900	\$ 81,500	\$ 90,400

ATTACHMENT C

ACTUAL VALUES, AS AGREED TO BY ALL PARTIES

Docket Number 42532

Schedule Number	Land Value	Improvement Value	Total Actual Value
5104-11-059	\$ 4,500	\$ 16,700	\$ 21,200
5104-11-060	\$ 6,700	\$ 48,000	\$ 54,700
5104-11-061	\$ 6,700	\$ 48,000	\$ 54,700
5104-11-062	\$ 6,700	\$ 48,000	\$ 54,700
5104-11-063	\$ 6,700	\$ 48,000	\$ 54,700
5104-11-064	\$ 8,900	\$ 62,000	\$ 70,900
5104-11-065	\$ 6,700	\$ 48,000	\$ 54,700
5104-11-066	\$ 6,700	\$ 48,000	\$ 54,700
5104-11-067	\$ 6,700	\$ 48,000	\$ 54,700
5104-11-068	\$ 6,700	\$ 48,000	\$ 54,700
5104-11-069	\$ 8,900	\$ 62,000	\$ 70,900
5104-11-070	\$ 8,900	\$ 62,000	\$ 70,900
5104-11-071	\$ 6,700	\$ 48,000	\$ 54,700
5104-11-072	\$ 6,700	\$ 48,000	\$ 54,700
5104-11-073	\$ 6,700	\$ 48,000	\$ 54,700
5104-11-074	\$ 6,700	\$ 48,000	\$ 54,700
5104-11-075	\$ 8,900	\$ 62,000	\$ 70,900
5104-11-076	\$ 8,900	\$ 62,000	\$ 70,900
5104-11-077	\$ 6,700	\$ 48,000	\$ 54,700
5104-11-078	\$ 6,700	\$ 48,000	\$ 54,700
5104-11-079	\$ 6,700	\$ 48,000	\$ 54,700
5104-11-080	\$ 6,700	\$ 48,000	\$ 54,700
5104-11-081	\$ 8,900	\$ 62,000	\$ 70,900
5104-11-082	\$ 8,900	\$ 62,000	\$ 70,900
5104-11-083	\$ 6,700	\$ 48,000	\$ 54,700
5104-11-084	\$ 6,700	\$ 48,000	\$ 54,700
5104-11-085	\$ 6,700	\$ 48,000	\$ 54,700
5104-11-086	\$ 6,700	\$ 48,000	\$ 54,700
5104-11-087	\$ 8,900	\$ 62,000	\$ 70,900
5104-11-088	\$ 8,900	\$ 62,000	\$ 70,900
5104-11-089	\$ 6,700	\$ 48,000	\$ 54,700
5104-11-090	\$ 6,700	\$ 48,000	\$ 54,700
5104-11-091	\$ 6,700	\$ 48,000	\$ 54,700
5104-11-092	\$ 6,700	\$ 48,000	\$ 54,700
5104-11-093	\$ 8,900	\$ 62,000	\$ 70,900