

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	
Petitioner: SHLP VASSAR PLACE LLC, v. Respondent: DENVER COUNTY BOARD OF EQUALIZATION.	
Attorney or Party Without Attorney for the Petitioner: Name: Ronald S. Loser Esq. Robinson Waters & O'Dorisio Address: Denver, CO 80202-1926 Phone Number: 303-297-2600	Docket Number: 42674
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.: 06274-00-020-000

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:

Total Value: \$30,339,200
(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 AND MAILED this 21th day of June 2005.


BOARD OF ASSESSMENT APPEALS

This decision was put on record
June 20, 2005

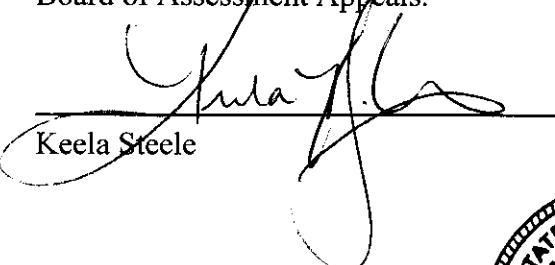


Karen E. Hart

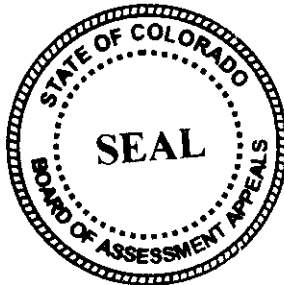
I hereby certify that this is a true and correct copy of the decision of the Board of Assessment Appeals.



Debra A. Baumbach



Keela Steele



BOARD OF ASSESSMENT APPEALS STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: <p style="text-align: center;">42674</p> Schedule Number: <p style="text-align: center;">6274-00-020</p>
Petitioner: SHLP VASSAR PLACE LLC v. Respondent:	
DENVER COUNTY BOARD OF EQUALIZATION Attorneys for Denver County Board of Equalization Cole Finegan #16853 City Attorney Maria Kayser #15597 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 VALUE)	

Petitioner, SHLP VASSAR PLACE LLC, and Respondent, DENVER COUNTY BOARD OF EQUALIZATION, hereby enters 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:

9888 E. Vassar Drive
 Denver, Colorado

2. The subject property is classified as residential property.

3. The County Assessor originally assigned the following actual value on the subject property for tax year 2003.

Land	\$	3,530,500.00
Improvements	\$	<u>27,652,200.00</u>
Total	\$	31,182,700.00

4. After appeal to the Denver County Board of Equalization, the Denver County Board of Equalization valued the subject property as follows:

Land	\$	3,530,500.00
Improvements	\$	<u>27,652,200.00</u>
Total	\$	31,182,700.00

5. After further review and negotiation, the Petitioner and Denver County Board of Equalization agree to the following actual value for the subject property for tax year 2003.

Land	\$	3,530,500.00
Improvements	\$	<u>26,808,700.00</u>
Total	\$	30,339,200.00

6. The valuations, as established above, shall be binding only with respect to tax year 2003.

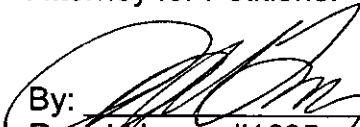
7. Brief narrative as to why the reduction was made:

Consideration of gross rent multiplier.

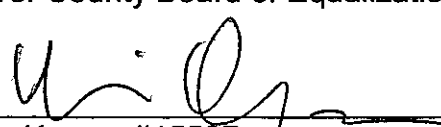
8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on May 16, 2005 at 1:00 p.m. be vacated.

DATED this _____ day of _____, 2005.

Attorney for Petitioner

By: 
Ronald Loser #1685
Robinson, Waters and O'Doriso
1099 18th Street
Suite 2600
Denver, CO 80202-1926 1685
303-297-2600

Denver County Board of Equalization

By: 
Maria Kayser #15597
201 West Colfax Avenue, Dept. 1207
Denver, CO 80202
Telephone: 720-913-3275
Fax: 720-913-3180
Docket No: 42674