

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 46003
Petitioner: 789 SHERMAN 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.: 05039-03-045-000+6

Category: Valuation Property Type: Commercial Real
2. Petitioner is protesting the 2005 actual value of the subject property.
3. The parties agreed that the 2005 actual value of the subject property should be reduced to:

Total Value: \$5,662,400

(Reference Attached Stipulation)
4. The Board concurs with the Stipulation.

ORDER:

Respondent is ordered to reduce the 2005 actual value of the subject property, as set forth above.

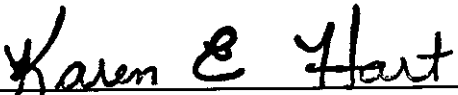
The Denver County Assessor is directed to change his/her records accordingly.

DATED AND MAILED this 25th day of August 2007.

BOARD OF ASSESSMENT APPEALS


This decision was put on record

August 23, 2007

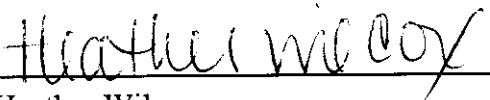


Karen E. Hart

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



Debra A. Baumbach



Heather Wilcox



<p>BOARD OF ASSESSMENT APPEALS STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203</p>	<p style="text-align: right;">Docket Number: 46003</p> <p style="text-align: right;">Schedule Numbers: 5039-03-045, 5039-03-050, 5038-24-019, 5039-02-031, 5039-02-032, 5039-03-020, 5039-03-038</p>
<p>Petitioner: 789 SHERMAN LLC</p> <p>v.</p>	
<p>Respondent: DENVER COUNTY BOARD OF EQUALIZATION Attorneys for Denver County Board of Equalization City Attorney Mary E. Toornman #15274 Assistant City Attorney 201 West Colfax Avenue, Dept. 1207 Denver, Colorado 80202 Telephone: 720-913-3275 Facsimile: 720-913-3180</p>	
<p>STIPULATION (AS TO TAX YEAR 2005 ACTUAL VALUES)</p>	

Petitioner, 789 SHERMAN LLC, and Respondent, DENVER COUNTY BOARD OF EQUALIZATION, hereby enter into this Stipulation regarding the tax year 2005 valuation of the subject properties, 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 properties subject to this Stipulation are described as:

 789 Sherman Street, 766 Sherman Street, 820 Sherman Street, 782 Sherman Street, 704-714 Sherman Street, 727 Sherman Street and 780 Lincoln Street
 Denver, Colorado
2. The subject properties are classified as commercial properties.
3. Attachment A reflects the actual values of the subject properties, as assigned by the Assessor for tax year 2005.

4. Attachment B reflects the actual values of the subject properties 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 2005 actual values of the subject properties, as shown on Attachment C.

6. The valuations, as established on Attachment C, shall be binding with respect to only tax year 2005.

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

A reduction was taken on the primary schedule 5039-03-045 based on the actual income submissions.


8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on October 18, 2007 at 8:30am be vacated.

DATED this 30th day of August, 2007.

Agent for Petitioner

Denver County Board of Equalization


Steve Letman
Consultus Asset Valuation
16 A Inverness Place East
Englewood, CO 80111
(303) 770-2420


By: _____
Mary E. Toemman #15274
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Fax: 720-913-3180

Docket Number: 46003

ATTACHMENT A**ACTUAL VALUES, AS ASSIGNED BY THE ASSESSOR****Docket Number 46003**

Schedule Number	Land Value	Improvement Value	Total Actual Value
5039-03-045	\$538,600.00	\$4,172,500.00	\$4,711,100.00
5039-03-050	\$375,000.00	\$2,900.00	\$377,900.00
5038-24-019	\$283,800.00	\$1,000.00	\$284,800.00
5039-02-031	\$223,400.00	\$1,000.00	\$224,400.00
5039-02-032	\$205,800.00	\$1,000.00	\$206,800.00
5039-03-020	\$58,400.00	\$1,000.00	\$59,400.00
5039-03-038	\$187,800.00	\$1,400.00	\$189,200.00

ATTACHMENT B**ACTUAL VALUES, AS ASSIGNED BY THE
DENVER COUNTY BOARD OF EQUALIZATION AFTER A TIMELY APPEAL****Docket Number 46003**

Schedule Number	Land Value	Improvement Value	Total Actual Value
5039-03-045	\$538,600.00	\$4,172,500.00	\$4,711,100.00
5039-03-050	\$375,000.00	\$2,900.00	\$377,900.00
5038-24-019	\$283,800.00	\$1,000.00	\$284,800.00
5039-02-031	\$223,400.00	\$1,000.00	\$224,400.00
5039-02-032	\$205,800.00	\$1,000.00	\$206,800.00
5039-03-020	\$58,400.00	\$1,000.00	\$59,400.00
5039-03-038	\$187,800.00	\$1,400.00	\$189,200.00

ATTACHMENT C**ACTUAL VALUES, AS AGREED TO BY ALL PARTIES****Docket Number 46003**

Schedule Number	Land Value	Improvement Value	Total Actual Value
5039-03-045	\$538,600.00	\$3,741,300.00	\$4,279,900.00
5039-03-050	\$375,000.00	\$2,900.00	\$377,900.00
5038-24-019	\$283,800.00	\$1,000.00	\$284,800.00
5039-02-031	\$223,400.00	\$1,000.00	\$224,400.00
5039-02-032	\$206,800.00	\$1,000.00	\$208,800.00
5039-03-020	\$58,400.00	\$1,000.00	\$59,400.00
5039-03-038	\$187,800.00	\$1,400.00	\$189,200.00