

<b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	<b>Docket Number: 46766</b>
Petitioner: <b>THE CHANCERY SENTINEL LLC,</b>  v.  Respondent: <b>DENVER COUNTY BOARD OF EQUALIZATION.</b>	
<b>ORDER ON STIPULATION</b>	

**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.: 05033-14-059-000**  
  
**Category: Valuation      Property Type: Commercial Real**
2. Petitioner is protesting the 2006 actual value of the subject property.
3. The parties agreed that the 2006 actual value of the subject property should be reduced to:  
  

**Total Value:            \$19,350,000**  
 (Reference Attached Stipulation)
4. The Board concurs with the Stipulation.

**ORDER:**

Respondent is ordered to reduce the 2006 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 21st day of June 2007.

**BOARD OF ASSESSMENT APPEALS**

This decision was put on record

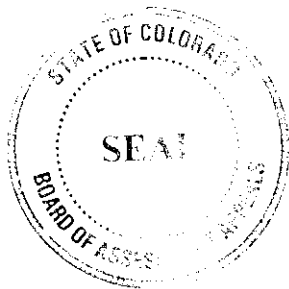
June 20, 2007

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

Heather Wilcox  
Heather Wilcox



Land	\$	1,781,300.00
Improvements	\$	<u>1,780,540.00</u>
Total	\$	19,586,700.00

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

Land	\$	1,781,300.00
Improvements	\$	<u>17,805,400.00</u>
Total	\$	19,586,700.00

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 years 2005 and 2006.

Land	\$	1,781,300.00
Improvements	\$	<u>17,568,700.00</u>
Total	\$	19,350,000.00

6. The valuations, as established above, shall be binding only with respect to tax years 2005 and 2006.

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

Reflection of actual income levels during the base period.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on July 10, 2007 at 8:30am be vacated.

DATED this 7<sup>th</sup> day of June, 2007.

Agent for Petitioner

By: Barry J. Goldstein  
 Barry J. Goldstein # 2218  
 Sterling Equities Inc.  
 950 S. Cherry Street #320  
 Denver, CO 80246  
 (303) 757-8865

Denver County Board of Equalization

By: Andrew J. Horning  
 Andrew J. Horning #18842  
 201 West Colfax Avenue, Dept. 1207  
 Denver, CO 80202  
 Telephone: 720-913-3275  
 Fax: 720-913-3180  
 Docket No: 45759, 46766

<b>BOARD OF ASSESSMENT APPEALS</b> <b>STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number:  45759, 46766  Schedule Number:  5033-14-059
Petitioner:  <b>CHANCERY SENTINEL LLC, THE</b>  v.  Respondent:  <b>DENVER COUNTY BOARD OF EQUALIZATION</b>	
Attorneys for Denver County Board of Equalization  City Attorney  Andrew J. Horning #18842 Assistant City Attorney 201 West Colfax Avenue, Dept. 1207 Denver, Colorado 80202 Telephone: 720-913-3275 Facsimile: 720-913-3180	
<b>STIPULATION (AS TO TAX YEARS 2005 AND 2006 ACTUAL VALUE)</b>	

Petitioner, CHANCERY SENTINEL LLC, THE, and Respondent, DENVER COUNTY BOARD OF EQUALIZATION, hereby enters into this Stipulation regarding the tax years 2005 and 2006 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:  
  
1120 Lincoln Street  
Denver, Colorado 80203
2. The subject property is classified as commercial property.
3. The County Assessor originally assigned the following actual value on the subject property for tax years 2005 and 2006.