

**BOARD OF ASSESSMENT APPEALS,  
STATE OF COLORADO**

1313 Sherman Street, Room 315  
Denver, Colorado 80203

**Docket Number: 49736**

Petitioner:

**SHLP PENTERRA PLAZA 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.: 07094-14-267-267+2**

**Category: Valuation      Property Type: Commercial Real**

2. Petitioner is protesting the 2007 actual value of the subject property.
3. The parties agreed that the 2007 actual value of the subject property should be reduced to:

**Total Value:            \$3,372,200**

(Reference Attached Stipulation)

4. The Board concurs with the Stipulation.

**ORDER:**

Respondent is ordered to reduce the 2007 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 13th day of August 2009.

**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

*Toni Rigiroszi*

Toni Rigiroszi



<b>BOARD OF ASSESSMENT APPEALS</b> <b>STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	
Petitioner:  <b>SHLP PENTERRA PLAZA LLC</b>  v.  Respondent:  <b>BOARD OF EQUALIZATION OF THE CITY AND COUNTY OF DENVER</b>	Docket Number:  49736  Schedule Number:
Attorneys for Board of Equalization of the City and County of Denver  City Attorney  Eugene J. Kottenstette #6391 Assistant City Attorney 201 West Colfax Avenue, Dept. 1207 Denver, Colorado 80202 Telephone: 720-913-3275 Facsimile: 720-913-3180	07094-14-267-267 07094-14-268-268 07094-14-269-269   2009 AUG 12 AM 11:13 STATE OF COLORADO BD OF ASSESSMENT APPEALS
<b>STIPULATION (AS TO TAX YEAR 2007 ACTUAL VALUE)</b>	

Petitioner, SHLP PENTERRA PLAZA LLC , and Respondent, BOARD OF EQUALIZATION OF THE CITY AND COUNTY OF DENVER, hereby enters into this Stipulation regarding the tax year 2007 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:  
  
 8100 East Union Avenue, Units #101, #102, and #200  
 Denver, Colorado 80237
  
2. The subject property is classified as a restaurant, a retail outlet, and an office respectively.

3. The County Assessor originally assigned the following actual value on the subject property for tax year 2007.

**Schedule No.: 07094-14-267-267**

Land	\$ 34,500
Improvements	<u>\$1,901,700</u>
Total	<u>\$1,936,200</u>

**Schedule No.: 07094-14-268-268**

Land	\$ 6,800
Improvements	<u>\$ 288,700</u>
Total	<u>\$ 295,500</u>

**Schedule No.: 07094-14-269-269**

Land	\$ 90,600
Improvements	<u>\$1,155,200</u>
Total	<u>\$1,245,800</u>

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

**Schedule No.: 07094-14-267-267**

Land	\$ 34,500
Improvements	<u>\$1,901,700</u>
Total	<u>\$1,936,200</u>

**Schedule No.: 07094-14-268-268**

Land	\$ 6,800
Improvements	<u>\$ 288,700</u>
Total	\$ 295,500

**Schedule No.: 07094-14-269-269**

Land	\$ 90,600
Improvements	<u>\$1,155,200</u>
Total	\$1,245,800

5. After further review and negotiation, the Petitioner and Board of Equalization of the City and County of Denver agree to the following actual value for the subject property for tax year 2007.

**Schedule No.: 07094-14-267-267**

Land	\$ 34,500
Improvements	<u>\$1,901,700</u>
Total	\$1,936,200

**Schedule No.: 07094-14-268-268**

Land	\$ 6,800
Improvements	<u>\$ 267,400</u>
Total	\$ 274,200

**Schedule No.: 07094-14-269-269**

Land	\$ 90,600
Improvements	<u>\$1,071,200</u>
Total	<u>\$1,161,800</u>

6. The valuations, as established above, shall be binding only with respect to tax year 2007.

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

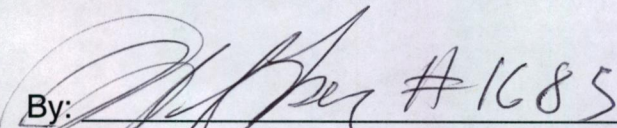
More consideration was made on the data provided by the petitioners on each of the subject properties.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on September 1, 2009 at 8:30 AM be vacated.

DATED this 10<sup>th</sup> day of August, 2009.

Agent/Attorney/Petitioner

Board of Equalization of the City and  
County of Denver

By:  #1685  
Ronald Loser, Esq.  
Robinson, Waters and O'Dorisio  
1099 18th Street, Suite 2600  
Denver, CO 80202-1926  
Telephone: (303) 297-2600

By:   
Eugene J. Kottenstette #6391  
201 West Colfax Avenue, Dept. 1207  
Denver, CO 80202  
Telephone: 720-913-3275  
Fax: 720-913-3180  
Docket No: 49736