

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

1313 Sherman Street, Room 315
Denver, Colorado 80203

Docket Number: 50838

Petitioner:

**HERMANSON FAMILY TRUST & DOWNTOWN
DENVER INVESTORS,**

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.: 02331-17-025-000+4

Category: Valuation Property Type: Commercial Real

2. Petitioner is protesting the 2008 actual value of the subject property.
3. The parties agreed that the 2008 actual value of the subject property should be reduced to:

Total Value: \$22,922,700

(Reference Attached Stipulation)

4. The Board concurs with the Stipulation.

ORDER:

Respondent is ordered to reduce the 2008 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 22nd day of July 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 Rigirozzi

Toni Rigirozzi



BOARD OF ASSESSMENT APPEALS STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 50838 Schedule Number: 02331-17-025-000 2009 JUL -9 AM 11:28 STATE OF COLORADO BD OF ASSESSMENT APPEALS
Petitioner: HERMANSON FAMILY TRUST & DOWNTOWN DENVER INVESTORS v. Respondent: BOARD OF EQUALIZATION OF THE CITY AND COUNTY OF DENVER	
Attorneys for Board of Equalization of the City and County of Denver City Attorney Michelle Bush #38443 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 2008 ACTUAL VALUE)	

Petitioner, HERMANSON FAMILY TRUST & DOWNTOWN DENVER INVESTORS, and Respondent, BOARD OF EQUALIZATION OF THE CITY AND COUNTY OF DENVER, hereby enters into this Stipulation regarding the tax year 2008 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:

1445 Larimer Street
 Denver, Colorado 80202

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 year 2008.

Land	\$	2,265,600.00
Improvements	\$	<u>2,266,600.00</u>
Total	\$	4,532,200.00

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:

Land	\$	2,265,600.00
Improvements	\$	<u>2,266,600.00</u>
Total	\$	4,532,200.00

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 2008.

Land	\$	2,265,600.00
Improvements	\$	<u>2,094,400.00</u>
Total	\$	4,360,000.00

6. The valuations, as established above, shall be binding only with respect to tax year 2008.

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

The actual vacancy on the subject as of June 30, 2006 was higher than originally determined. The excess vacancy allowance was increased.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on July 28, 2009 at 8:30 AM be vacated.

DATED this 9th day of July, 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: 

Michelle Bush #38443
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Denver, CO 80202
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The Petitioner(s) and Respondent agree and stipulate as follows:

- The property subject to this Stipulation is described as:

 1401 Larimer Street
 Denver, Colorado 80202

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 year 2008.

Land	\$	4,968,800.00
Improvements	\$	<u>4,882,100.00</u>
Total	\$	9,850,900.00

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:

Land	\$	4,968,800.00
Improvements	\$	<u>4,372,700.00</u>
Total	\$	9,341,500.00

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 2008.

Land	\$	4,968,800.00
Improvements	\$	<u>4,007,900.00</u>
Total	\$	8,976,700.00 ✓

6. The valuations, as established above, shall be binding only with respect to tax year 2008.

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


The actual vacancy on the subject as of June 30, 2006 was higher than originally determined. The excess vacancy allowance was increased.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on July 28, 2009 at 8:30 AM be vacated.

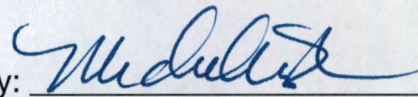
DATED this 9th day of July, 2009.

Agent/Attorney/Petitioner

Board of Equalization of the City and
County of Denver

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Attorneys for Board of Equalization of the City and County of Denver City Attorney Michelle Bush #38443 Assistant City Attorney 201 West Colfax Avenue, Dept. 1207 Denver, Colorado 80202 Telephone: 720-913-3275 Facsimile: 720-913-3180	STATE OF COLORADO BD OF ASSESSMENT APPEALS 2009 JUL 21 PM 2:06
STIPULATION (AS TO TAX YEAR 2008 ACTUAL VALUE)	

Petitioner, HERMANSON FAMILY TRUST & DOWNTOWN DENVER INVESTORS, and Respondent, BOARD OF EQUALIZATION OF THE CITY AND COUNTY OF DENVER, hereby enters into this Stipulation regarding the tax year 2008 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:

1460 Larimer Street
 Denver, Colorado 80202

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 year 2008.

Land	\$	1,005,000.00
Improvements	\$	<u>2,678,800.00</u>
Total	\$	3,683,800.00

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:

Land	\$	1,005,000.00
Improvements	\$	<u>2,678,800.00</u>
Total	\$	3,683,800.00

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 2008.

Land	\$	1,005,000.00
Improvements	\$	<u>2,531,000.00</u>
Total	\$	3,536,000.00

6. The valuations, as established above, shall be binding only with respect to tax year 2008.

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

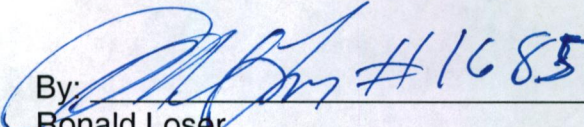
The actual vacancy on the subject as of June 30, 2006 was higher than originally determined. The excess vacancy allowance was increased.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on July 28, 2009 at 8:30 AM be vacated.

DATED this 9th day of July, 2009.

Agent/Attorney/Petitioner

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County of Denver

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The Petitioner(s) and Respondent agree and stipulate as follows:

1. The property subject to this Stipulation is described as:

 1442 Larimer Street
 Denver, Colorado 80202

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 year 2008.

Land	\$	390,600.00
Improvements	\$	<u>391,900.00</u>
Total	\$	782,500.00

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:

Land	\$	390,600.00
Improvements	\$	<u>351,400.00</u>
Total	\$	742,000.00

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 2008.

Land	\$	390,600.00
Improvements	\$	<u>328,000.00</u>
Total	\$	718,600.00

6. The valuations, as established above, shall be binding only with respect to tax year 2008.

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

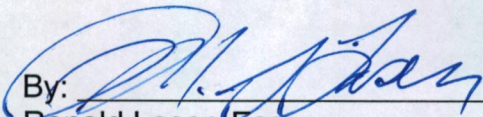
The actual vacancy on the subject as of June 30, 2006 was higher than originally determined. The excess vacancy allowance was increased.

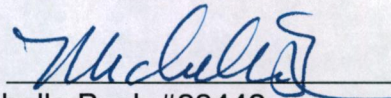
8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on July 28, 2009 at 8:30 AM be vacated.

DATED this 9th day of July, 2009.

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The Petitioner(s) and Respondent agree and stipulate as follows:

1. The property subject to this Stipulation is described as:

1412 Larimer Street
 Denver, Colorado 80202

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 year 2008.

Land	\$	3,203,100.00
Improvements	\$	<u>2,367,700.00</u>
Total	\$	5,570,800.00

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:

Land	\$	3,203,100.00
Improvements	\$	<u>2,367,700.00</u>
Total	\$	5,570,800.00

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 2008.

Land	\$	3,203,100.00
Improvements	\$	<u>2,128,300.00</u>
Total	\$	5,331,400.00 ✓

6. The valuations, as established above, shall be binding only with respect to tax year 2008.

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

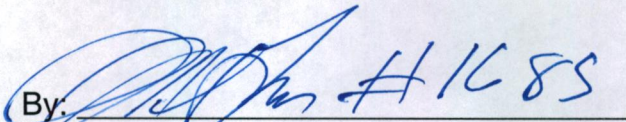
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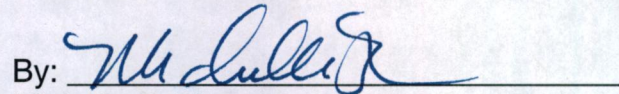
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