BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number:	67833
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.:	07094-14-268-268+9		
	Category: Valuation	Property Type:	Commercial	
2.	Petitioner is protesting the 2015 actual value of the subject property.			

3. The parties agreed that the 2015 actual value of the subject property should be reduced to:

Total Value: \$19,768,500

(Reference Attached Stipulation)

4. The Board concurs with the Stipulation.

ORDER:

Respondent is ordered to reduce the 2015 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 October 2016.

BOARD OF ASSESSMENT APPEALS

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Diane M. DeVries

Julia a. Baumbach

Debra A. Baumbach

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

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BOARD OF ASSESSMENT APPEALS STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203 Petitioner:	
SHLP PENTERRA PLAZA LLC v. Respondent: DENVER COUNTY BOARD OF EQUALIZATION Attomey for Denver County Board of Equalization City Attorney Charles T. Solomon #26873 Assistant City Attorney 201 West Colfax Avenue, Dept. 1207 Denver, Colorado 80202 Telephone: 720-913-3275 Facsimile: 720-913-3180	Docket Number: 67833 Schedule Number: 07094-14-268-268 + 9
STIPULATION (AS TO TAX YEAR 2015 ACT	UAL VALUE)

Petitioner, SHLP PENTERRA PLAZA LLC and Respondent, DENVER COUNTY BOARD OF EQUALIZATION, hereby enter into this Stipulation regarding the tax year 2015 valuation of the subject property, and jointly move the Board of Assessment Appeals to enter its order based on this Stipulation.

The Petitioner and Respondent agree and stipulate as follows:

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

8110 E Union Ave Denver, Colorado

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2. The subject property is classified as commercial real property.

3. The County Assessor originally assigned the following actual value on the subject property for tax year 2015:

15-001-001 Land Improvements Total	\$ \$ \$	90,300 2.492.200 2,582,500			
15-002-002 Land Improvements Total	\$	98,300 <u>2,387,100</u> 2,485,400			
15-003-003 Land Improvements Total	\$ \$ \$ \$	93,700 <u>2,526,900</u> 2,620,600			
15-004-004 Land Improvements Total	\$	93,700 <u>2,526,900</u> 2,620,600		ı	
15-005-005 Land Improvements Total	() ()	92,500 <u>2,528,100</u> 2,620,600			
15-006-006 Land Improvements Total	\$ \$ \$	92,500 <u>2,528,100</u> 2,620,600			
15-007-007 Land Improvements Total	\$ \$ \$	84,700 <u>2,296,000</u> 2,380,700			<u>.</u>
14-268-268 Land Improvements Total	\$ \$	9,400 <u>292,800</u> 302,200	÷		
14-270-270 Land Improvements Total	\$	107,700 <u>1.837,200</u> 1,944,900			

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14-271-271	
Land	\$ 18,800
Improvements	\$ 318,500
Total	\$ 337,300

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:

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15-001-001 Land Improvements Total	\$ \$ \$	90,300 <u>2,492,200</u> 2,582,500
15-002-002 Land Improvements Total	\$ \$ \$	98,300 <u>2,387,100</u> 2,485,400
15-003-003 Land Improvements Total	\$ \$ \$	93,700 <u>2,526,900</u> 2,620,600
15-004-004 Land Improvements Total	\$ \$ \$	93,700 <u>2,526,900</u> 2,620,600
15-005-005 Land Improvements Total	\$ \$ \$	92,500 <u>2,528,100</u> 2,620,600
15-006-006 Land Improvements Total	\$ \$ \$	92,500 <u>2,528,100</u> 2,620,600
15-007-007 Land Improvements Total	\$ \$ \$	84,700 <u>2,296,000</u> 2,380,700

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14-268-268 Land Improvements Total	\$ \$ \$	9,400 <u>292,800</u> 302,200
14-270-270 Land Improvements Total	\$ \$ \$	107,700 <u>1,837,200</u> 1,944,900
14-271-271 Land Improvements Total	\$	18,800 <u>318,500</u> 337,300

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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 2015.

15-001-001 Land Improvements Total	\$	90,300 <u>2,412,100</u> 2,502,400
15-002-002 Land Improvements Total	\$	98,300 <u>2,308,100</u> 2,406,400
15-003-003 Land Improvements Total	\$	93,700 <u>2,444,300</u> 2,538,000
15-004-004 Land Improvements Total	\$ (3 (3	93,700 <u>2,444,300</u> 2,538,000
15-005-005 Land Improvements Total	\$	92,500 <u>2,445,500</u> 2,538,000

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15-006-006 Land Improvements Total	\$ \$ \$ \$	92,500 <u>2,445,500</u> 2,538,000
15-007-007 Land Improvements Total	\$ \$ \$	84,700 <u>2,221,300</u> 2,306,000
14-268-268 Land Improvements Total	\$	9,400 <u>282,300</u> 291,700
14-270-270 Land Improvements Total	\$ \$ \$ \$	107,700 <u>1,752,200</u> 1,859,900
14-271-271 Land Improvements Total	\$ \$ \$	18,800 <u>231,300</u> 250,100

6. The valuations, as established above, shall be binding only with respect to tax year 2015.

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

Review of the income and expense information for the subject property indicated that reduction was warranted.

8. Both parties agree to be responsible for their own costs, expert and attorney fees, waiving any claim against each other for such, and agree that any hearing before the Board of Assessment Appeals not be scheduled or be vacated if already scheduled.

day of_Orth 2016. DATED this

Agent/Attomey/Petitioner

Brtan A. Magoon, #9072 Robinson Waters & O'Dorisio, P.C. 1099 18th Street, Suite 2000 Denver, CO 80202 T: 303-297-2600 F: 303-297-2650 E: bmagoon@rwolaw.com Attorneys for Agent Marvin F. Poer and Company Denver County Board of Equalization

By:

Charles T. Solomon #26873 201 West Colfax Avenue, Dept. 1207 Denver, CO 80202 Telephone: 720-913-3275 Docket No. 67833

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