

<p><b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203</p> <hr/> <p>Petitioner:</p> <p><b>SEVENTEEN SEVENTY SHERMAN STREET, LLC,</b></p> <p>v.</p> <p>Respondent:</p> <p><b>DENVER COUNTY BOARD OF EQUALIZATION.</b></p>	
<p>Attorney or Party Without Attorney for the Petitioner:</p> <p>Name: Cynthia L. Bargell, Esq. Kloepfer &amp; Gorrell</p> <p>Address: 1860 Blake Street, Suite 650 Westminster, Colorado 80234</p> <p>Phone Number: (303) 464-0214</p>	<p><b>Docket Number: 42943</b></p>
<p><b>ORDER</b></p>	

**THIS MATTER** was heard by the Board of Assessment Appeals on June 10, 2004, Karen E. Hart and MaryKay Kelley presiding. Petitioner was represented by Cynthia L. Bargell, Esq.. Respondent was represented by Alice Major, Esq.

**PROPERTY DESCRIPTION:**

Subject property is described as follows:

**1770 Sherman Street, Denver, Colorado  
(Denver County Schedule No. 02349-32-027-000)**

Petitioner is protesting the 2003 actual value of the subject property, a special purpose fraternal/meeting hall facility located at 1770 Sherman Street in Denver, Colorado.

**FINDINGS OF FACT:**

1. Based on the evidence and testimony presented at the hearing, the Board determined that the parties required additional time to substantiate the factual basis of this valuation and subsequent appeal. The hearing was recessed until 1:00 p.m. on June 14, 2004.

2. On June 14, 2004, the Board received a Stipulation as to Tax Year 2003 Actual Value (reference attached Exhibit A). The parties agreed to the following stipulated values for tax year 2003:

Land:	\$ 156,300.00
Improvements:	<u>\$1,543,700.00</u>
Total:	\$1,700,000.00

**ORDER:**

Respondent is ordered to reduce the 2003 actual value of the subject property, as set forth above.

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

**DATED and MAILED** this 18<sup>th</sup> day of June, 2004.

**BOARD OF ASSESSMENT APPEALS**

Karen E Hart  
Karen E. Hart

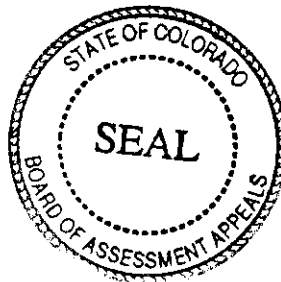
MaryKay Kelley  
MaryKay Kelley

This decision was put on the record

June 18, 2004

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

Penny S. Lowenthal  
Penny S. Lowenthal



**BOARD OF ASSESSMENT APPEALS  
STATE OF COLORADO**

Docket Number: 42943  
County Schedule No: 2349-32-027

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**STIPULATION (As To Tax Year 2003 Actual Value)**

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**SEVENTEEN SEVENTY SHERMAN STREET, LLC,**

Petitioner,

v.

**DENVER COUNTY BOARD OF EQUALIZATION,**

Respondent.

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06/14 PM 1:10  
STIPULATION

Petitioner, Seventeen Seventy Sherman Street, LLC, and Respondent, Denver County Board of Equalization, hereby enter into this Stipulation regarding the tax year 2003 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:

1770 Sherman Street  
HC Browns Addition  
Lots 1 to 4 INC BLK 35  
Denver, Colorado

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 2003:

Land	\$ 156,300
Improvements	<u>\$ 2,238,300</u>
Total	\$ 2,394,600

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

Land	\$ 156,300
Improvements	\$ <u>2,238,300</u>
Total	\$ 2,394,600

5. After further review and negotiation, the Petitioner and Board of Equalization agree to the following actual value for the subject property for tax year 2003:

Land	\$ 156,300
Improvements	\$ <u>1,543,700</u>
Total	\$ 1,700,000

6. The valuations, as established above, shall be binding only with respect to tax year 2003.

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

Reconsideration of physical and functional obsolescence.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on June 14, 2004, at 1:00 p.m. be vacated.

DATED this 14<sup>th</sup> day of June, 2004.

Seventeen Seventy Sherman Street,  
LLC, a Colorado limited liability  
company

[See Attached]

By: \_\_\_\_\_  
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Manager  
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Littleton, CO 80123

Cole Finegan - #16853  
Denver City Attorney

By: \_\_\_\_\_  
Alice J. Major - #16454  
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Tele: 303-623-1594

APPROVED AS TO FORM

By: Cynthia L. Bargell  
Cynthia L. Bargell, Esq.  
Kloepfer & Gorrell, P.C.  
1880 Blake Street, Suite 650  
Denver, CO 80202

Docket Number: 42943

Land	\$ 156,300
Improvements	\$ <u>2,238,300</u>
Total	\$ 2,394,600

5. After further review and negotiation, the Petitioner and Board of Equalization agree to the following actual value for the subject property for tax year 2003:

Land	\$ 156,300
Improvements	\$ <u>1,543,700</u>
Total	\$ 1,700,000

6. The valuations, as established above, shall be binding only with respect to tax year 2003.

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


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8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on June 14, 2004, at 1:00 p.m. be vacated.

DATED this 14<sup>th</sup> day of June, 2004.

Seventeen Seventy Sherman Street,  
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Cole Finegan - #16853  
Denver City Attorney

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By: \_\_\_\_\_  
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