

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 43705
Petitioner: BEDFORD PROPERTY INVESTORS INC, 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.: 07091-00-012-000+1

Category: Valuation Property Type: Commercial Real
2. Petitioner is protesting the 2004 actual value of the subject property.
3. The parties agreed that the 2004 actual value of the subject property should be reduced to:

Total Value: \$22,344,800
(Reference Attached Stipulation)
4. The Board concurs with the Stipulation.

ORDER:

Respondent is ordered to reduce the 2004 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 8th day of May 2006.

BOARD OF ASSESSMENT APPEALS

This decision was put on record

May 5, 2006

Karen E Hart

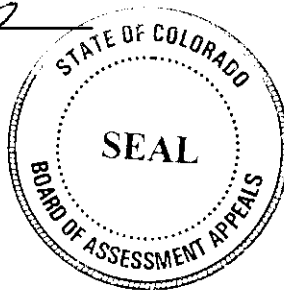
Karen E. Hart

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

Keela Steele



BOARD OF ASSESSMENT APPEALS STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 43705 Schedule Number: 7091-00-012-000 7094-00-044-000 2006 MAR -5 PM 12:20 STATE OF COLORADO DEPT. OF REVENUE
Petitioner: BEDFORD PROPERTY INVESTORS INC v. Respondent: DENVER COUNTY BOARD OF EQUALIZATION	
Attorneys for Denver County Board of Equalization Cole Finegan #16853 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	
STIPULATION (AS TO TAX YEAR 2004 ACTUAL VALUES) - BAA/REAL MULTI	

Petitioner, BEDFORD PROPERTY INVESTORS INC, and Respondent, DENVER COUNTY BOARD OF EQUALIZATION, hereby enter into this Stipulation regarding the tax year 2004 valuation of the subject properties, 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 properties subject to this Stipulation are described as:
 4601 DTC Blvd.
 Denver, Colorado
2. The subject properties are classified as commercial properties.
3. Attachment A reflects the actual values of the subject properties, as assigned by the Assessor for tax year 2004.

4. Attachment B reflects the actual values of the subject properties after a timely appeal, as assigned by the Denver County Board of Equalization.

5. After further review and negotiation, the Petitioner and Respondent agree to the tax year 2004 actual values of the subject properties, as shown on Attachment C.

6. The valuations, as established on Attachment C, shall be binding with respect to only tax year 2004.

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

The reduction was agreed to based upon documentation of above market vacancy on the 2004 appraisal date as well as the need for updating the tenant finish which had not been changed out since the building was built.


8. A hearing has not yet been scheduled before the Board of Assessment Appeals.

DATED this 2nd day of May, 2006.

Agent for Petitioner


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Denver County Board of Equalization

By: 
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Docket Number: 43705

ATTACHMENT A

ACTUAL VALUES, AS ASSIGNED BY THE ASSESSOR

Docket Number 43705

Schedule Number	Land Value	Improvement Value	Total Actual Value
7091-00-012-000	\$2,567,100.00	\$21,806,000.00	\$24,373,100.00
7094-00-044-000	\$ 325,300.00	\$ 19,500.00	\$ 344,800.00

ATTACHMENT B

ACTUAL VALUES, AS ASSIGNED BY THE
DENVER COUNTY BOARD OF EQUALIZATION AFTER A TIMELY APPEAL

Docket Number 43705

Schedule Number	Land Value	Improvement Value	Total Actual Value
7091-00-012-000	\$2,567,100.00	\$21,806,000.00	\$24,373,100.00
7094-00-044-000	\$ 325,300.00	\$ 19,500.00	\$ 344,800.00

ATTACHMENT C

ACTUAL VALUES, AS AGREED TO BY ALL PARTIES

Docket Number 43705

Schedule Number	Land Value	Improvement Value	Total Actual Value
7091-00-012-000	\$2,567,100.00	\$19,432,900.00	\$22,000,000.00
7094-00-044-000	\$ 325,300.00	\$ 19,500.00	\$ 344,800.00