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| <p><b>BOARD OF ASSESSMENT APPEALS,<br/>STATE OF COLORADO</b><br/>1313 Sherman Street, Room 315<br/>Denver, Colorado 80203</p> <hr/> <p>Petitioner:</p> <p><b>QWEST BUSINESS RESOURCES, INC,</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: Mike Walter<br/>1<sup>st</sup> Net Real Estate Services, Inc.<br/>Address: 3333 S. Wadsworth Blvd., Ste. 200<br/>Lakewood, CO 80227<br/>Phone Number: 720.962.5750</p>                                       | <p><b>Docket Number: 44178</b></p> |
| <p><b>ORDER ON STIPULATION</b></p>  |                                    |

**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.: 01141-03-006**

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

|               |                       |
|---------------|-----------------------|
| Land:         | \$1,461,700.00        |
| Improvements: | <u>\$2,429,300.00</u> |
| Total:        | \$3,891,000.00        |

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.

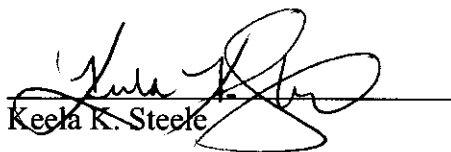
The Denver County Assessor is directed to change his/her records accordingly.

**DATED/MAILED** this 29<sup>th</sup> day of January, 2005.

This decision was put on the record

January 28, 2005

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

  
Keela K. Steele

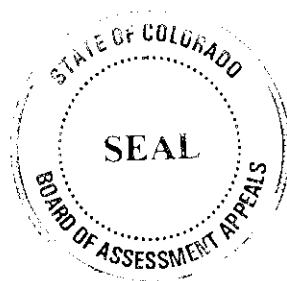
**BOARD OF ASSESSMENT APPEALS**



Karen E. Hart



Debra A. Baumbach



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| <b>BOARD OF ASSESSMENT APPEALS</b><br><b>STATE OF COLORADO</b><br>1313 Sherman Street, Room 315<br>Denver, Colorado 80203   |   |
| Petitioner:<br><br><b>QWEST BUSINESS RESOURCES INC</b><br><br>v.<br><br>Respondent:   | Docket Number:<br><br>44178   |
| <b>DENVER COUNTY BOARD OF EQUALIZATION</b><br>Attorneys for Denver County Board of Equalization<br><br>Cole Finegan #16853<br>City Attorney<br><br>Charles T. Solomon #26873<br>Assistant City Attorney<br>201 West Colfax Avenue, Dept. 1207<br>Denver, Colorado 80202<br>Telephone: 720-913-3275<br>Facsimile: 720-913-3180 | Schedule Number:<br><br>1141-03-006<br><br><div style="text-align: right; font-size: small;">         06 JUN 27 PM 12:56       </div> |
| <b>STIPULATION (AS TO TAX YEAR 2004 ACTUAL VALUE)</b>   |   |

Petitioner, QWEST BUSINESS RESOURCES INC, and Respondent, DENVER COUNTY BOARD OF EQUALIZATION, hereby enters into this Stipulation regarding the tax year 2004 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:  
  
 11780 E. 53<sup>rd</sup> Ave.  
 Denver, Colorado
  
2. The subject property is classified as industrial property.

3. The County Assessor originally assigned the following actual value on the subject property for tax year 2004.

|              |    |                     |
|--------------|----|---------------------|
| Land         | \$ | 1,461,700.00        |
| Improvements | \$ | <u>2,626,500.00</u> |
| Total        | \$ | 4,088,200.00        |

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

|              |    |                     |
|--------------|----|---------------------|
| Land         | \$ | 1,461,700.00        |
| Improvements | \$ | <u>2,626,500.00</u> |
| Total        | \$ | 4,088,200.00        |

5. After further review and negotiation, the Petitioner and Denver County Board of Equalization agree to the following actual value for the subject property for tax year 2004.

|              |    |                     |
|--------------|----|---------------------|
| Land         | \$ | 1,461,700.00        |
| Improvements | \$ | <u>2,429,300.00</u> |
| Total        | \$ | 3,891,000.00        |

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

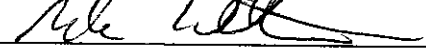
7. Brief narrative as to why the reduction was made:

The value of the subject property was adjusted to bring it in line with other similar type buildings in the subject's area.


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

DATED this 24<sup>th</sup> day of JANUARY, 2005.

Agent for Petitioner

By:   
Mike Walter  
1st Net Real Estate Services, Inc.  
3333 ~~2255~~ S. Wadsworth Blvd., Suite 108 ~~200~~  
Lakewood, CO 80227  
720-962-5750

Denver County Board of Equalization

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