

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 45734
Petitioner: EOP-METROPOINT 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.: 07092-00-043-000 +1

Category: Valuation Property Type: Commercial Real
2. Petitioner is protesting the 2005 actual value of the subject property.
3. The parties agreed that the 2005 actual value of the subject property should be reduced to:

Total Value: \$25,602,800

(Reference Attached Stipulation)
4. The Board concurs with the Stipulation.

ORDER:

Respondent is ordered to reduce the 2005 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 31st day of May 2007.

BOARD OF ASSESSMENT APPEALS

This decision was put on record

May 29, 2007

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

Heather Wilcox

Heather Wilcox



**BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO**

1313 Sherman Street, Room 315
Denver, Colorado 80203

Petitioner:

EOP-METROPOINT LLC

v.

Respondent:

DENVER COUNTY BOARD OF EQUALIZATION

Attorneys for Denver County Board of Equalization

City Attorney

Andrew J. Horning #18842
Assistant City Attorney
201 West Colfax Avenue, Dept. 1207
Denver, Colorado 80202
Telephone: 720-913-3275
Facsimile: 720-913-3180

Docket Number:

45734

Schedule Number:

7092-00-043, 7094-00-070

RECORDED
11/1/02

STIPULATION (AS TO TAX YEAR 2005 ACTUAL VALUES)

Petitioner, EOP-METROPOINT LLC, and Respondent, DENVER COUNTY BOARD OF EQUALIZATION, hereby enter into this Stipulation regarding the tax year 2005 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 properties subject to this Stipulation are described as:

4600 S. Ulster Street
Denver, Colorado 80237

2. The subject property is classified as commercial property.

3. Attachment A reflects the actual values of the subject property, as assigned by the Assessor for tax year 2005.

4. Attachment B reflects the actual values of the subject property 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 2005 actual values of the subject property, as shown on Attachment C.

6. The valuations, as established on Attachment C, shall be binding with respect to only tax year 2005.

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

Recognition of lower potential NOI based on actual income and rent roll.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on June 11, 2007 at 8:30am be vacated.

DATED this 17th day of May, 2007.

Agent for Petitioner



Steve A. Evans
E Company, The
PO Box 1750
Castle Rock, CO 80104-6250

Denver County Board of Equalization

By: AL J. Horning

Andrew J. Horning #18842
Assistant City Attorney
201 West Colfax Avenue, Dept. 1207
Denver, CO 80202
Telephone: 720-913-3275
Fax: 720-913-3180

Docket Number: 45734

ATTACHMENT A

ACTUAL VALUES, AS ASSIGNED BY THE ASSESSOR

Docket Number 45734

Schedule Number	Land Value	Improvement Value	Total Actual Value
7092-00-043	\$1,395,600	\$27, 545,800	\$28,941,400
7094-00-070	\$1,707,800	\$295,000	\$2,002,800

ATTACHMENT B

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

Docket Number 45734

Schedule Number	Land Value	Improvement Value	Total Actual Value
7092-00-043	\$1,395,600	\$23,204,400	\$24,600,000
7094-00-070	\$1,707,800	\$295,000	\$2,002,800

ATTACHMENT C

ACTUAL VALUES, AS AGREED TO BY ALL PARTIES

Docket Number 45734

Schedule Number	Land Value	Improvement Value	Total Actual Value
7092-00-043	\$1,395,600	\$22,204,400	\$23,600,000
7094-00-070	\$1,707,800	\$295,000	\$2,002,800