

<b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	<b>Docket Number: 46033</b>
Petitioner: <b>ST. PAUL PROPERTIES, INC.,</b>  v. Respondent: <b>DENVER COUNTY BOARD OF EQUALIZATION.</b>	
<b>ORDER ON STIPULATION</b>	

**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.: 01191-00-046-000V**  
     **Category: Valuation      Property Type: Industrial**
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:            \$3,750,000**  
     (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 25th day of April 2008.

**BOARD OF ASSESSMENT APPEALS**

This decision was put on record

April 24, 2008

*Karen E Hart*

Karen E. Hart

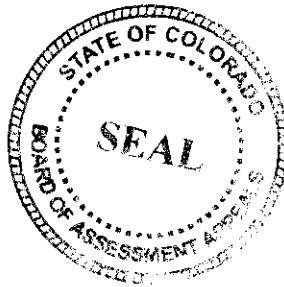
I hereby certify that this is a true and correct copy of the decision of the Board of Assessment Appeals.

*Debra A. Baumbach*

Debra A. Baumbach

*Toni Rigirozzi*

Toni Rigirozzi



<b>BOARD OF ASSESSMENT APPEALS</b> <b>STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	2008 APR 24 11:12:20 Docket Number 46033 & 47058 Schedule Number 1191-00-046
Petitioner:  <b>ST. PAUL PROPERTIES INC.</b>  v.  Respondent:	
<b>DENVER COUNTY BOARD OF EQUALIZATION</b> Attorneys for Denver County Board of Equalization  City Attorney  Max Taylor #35403 Assistant City Attorney 201 West Colfax Avenue, Dept. 1207 Denver, Colorado 80202 Telephone: 720-913-3275 Facsimile: 720-913-3180	
<b>STIPULATION AS TO TAX YEAR 2005 &amp; 2006 ACTUAL VALUE</b>	

Petitioner, ST. PAUL PROPERTIES INC., and Respondent, DENVER COUNTY BOARD OF EQUALIZATION, hereby enters into this Stipulation regarding the tax year Stipulation As to Tax Years 2005 & 2006 Actual Value 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:  
     4625 Forest St.  
     Denver, Colorado 80216
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 years 2005 & 2006.

Land	\$	748,200.00
Improvements	\$	<u>3,509,400.00</u>
Total	\$	4,257,600.00

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

Land	\$	748,200.00
Improvements	\$	<u>3,509,400.00</u>
Total	\$	4,257,600.00

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 years 2005 & 2006.

Land	\$	748,200.00
Improvements	\$	<u>3,001,800.00</u>
Total	\$	3,750,000.00

6. The valuations, as established above, shall be binding only with respect to tax years 2005 & 2006.

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

The base period roll and operating statements for the subject property were made available. From the analysis of rents and expenses of the subject property, a lower value was indicated.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on April 18, 2008 at 8:30 a.m. be vacated.

DATED this 17 day of April, 2008.

Agent/Attorney/Petitioner

By: 

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Denver County Board of Equalization

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Docket No: 46033 & 47058