

<b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	<b>Docket Number: 46497</b>
Petitioner: <b>ST. PAUL PROPERTIES,</b>  v. Respondent: <b>DENVER COUNTY BOARD OF COMMISSIONERS.</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.: 01191-00-035-000**

**Category: Abatement      Property Type: Commercial Real**
2. Petitioner is protesting the 03-04 actual value of the subject property.
3. The parties agreed that the 03-04 actual value of the subject property should be reduced to:  

**Total Value:            \$2,626,600**

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

**ORDER:**

Respondent is ordered to reduce the 03-04 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 30th day of July 2008.

**BOARD OF ASSESSMENT APPEALS**

This decision was put on record

July 29, 2008

*Karen E Hart*

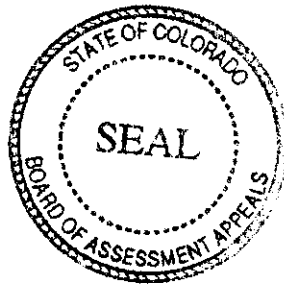
Karen E. Hart

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 JUL 20 11:07:51 Docket Number: 46497 Schedule Number: 1191-00-035
Petitioner:  <b>ST. PAUL PROPERTIES INC.</b>  v.  Respondent:  <b>DENVER COUNTY BOARD OF COMMISSIONERS</b>	
Attorneys for Denver County Board of Commissioners  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	
<b>STIPULATION (AS TO TAX YEAR 2003 &amp; 2004 ACTUAL VALUE)</b>	

Petitioner, ST. PAUL PROPERTIES INC., and Respondent, DENVER COUNTY BOARD OF COMMISSIONERS, hereby enters into this Stipulation regarding the tax year 2003 & 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:  
     5303 E 47<sup>th</sup> Ave.  
     Denver, Colorado 80207
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 & 2004.

Land	\$	491,400.00
Improvements	\$	<u>2,460,900.00</u>
Total	\$	2,952,300.00

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

Land	\$	491,400.00
Improvements	\$	<u>2,460,900.00</u>
Total	\$	2,952,300.00

5. After further review and negotiation, the Petitioner and Denver County Board of Commissioners agree to the following actual value for the subject property for tax year 0304.

Land	\$	491,400.00
Improvements	\$	<u>2,135,200.00</u>
Total	\$	2,626,600.00

6. The valuations, as established above, shall be binding only with respect to tax year 2003 & 2004.

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

Base period rent rolls and operating statements were provided for the subject property and it was determined that a lesser value was indicated.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on July 25, 2008 at 8:30 AM be vacated.

DATED this 15 day of July, 2008.

Agent/Attorney/Petitioner

Denver County Board of Commissioners

By: 

By: 

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