

<b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	<b>Docket Number: 47200</b>
Petitioner: <b>SECURITY CAPITAL INDUSTRIAL,</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.: 01142-04-014-000**

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

2. Petitioner is protesting the 2006 actual value of the subject property.
3. The parties agreed that the 2006 actual value of the subject property should be reduced to:

**Total Value:            \$4,500,000**

(Reference Attached Stipulation)

4. The Board concurs with the Stipulation.

**ORDER:**

Respondent is ordered to reduce the 2006 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 17th day of August 2007.

**BOARD OF ASSESSMENT APPEALS**

This decision was put on record

August 16, 2007

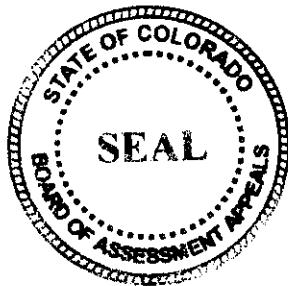
---

*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



<b>BOARD OF ASSESSMENT APPEALS</b> <b>STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number:  47200  Schedule Number:  1142-04-014  2011 JUN 17 10:11 AM 2011 JUN 17 10:11 AM
Petitioner:  <b>SECURITY CAPITAL INDUSTRIAL</b>  v.  Respondent:  <b>DENVER COUNTY BOARD OF EQUALIZATION</b>	
Attorneys for Denver County Board of Equalization  City Attorney  Michelle Bush #38443 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 2006 ACTUAL VALUE)</b>	

Petitioner, SECURITY CAPITAL INDUSTRIAL, and Respondent, DENVER COUNTY BOARD OF EQUALIZATION, hereby enters into this Stipulation regarding the tax year 2006 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:  
  
11111 E. 53<sup>rd</sup> Avenue  
Denver, Colorado 80239
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 2006.

Land	\$	846,000.00
Improvements	\$	<u>4,037,800.00</u>
Total	\$	4,883,800.00

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

Land	\$	846,000.00
Improvements	\$	<u>4,037,800.00</u>
Total	\$	4,883,800.00

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 2006.

Land	\$	846,000.00
Improvements	\$	<u>3,654,000.00</u>
Total	\$	4,500,000.00

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

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

A further review of the actual base period income and expense on the property reveals the need for adjustment in the rent rate applied in the income approach.


8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on September 14, 2007 at 8:30am be vacated.

DATED this 13<sup>th</sup> day of August, 2007.

Agent for Petitioner

Denver County Board of Equalization

By:   
 Matthew W. Poling  
 Deloitte & Touche  
 555 17th Street, Suite 3600  
 Denver, CO 80202  
 (303) 308-2191

By:   
 Michelle Bush #38443  
 201 West Colfax Avenue, Dept. 1207  
 Denver, CO 80202  
 Telephone: 720-913-3275  
 Fax: 720-913-3180  
 Docket No: 47200