BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO

1313 Sherman Street, Room 315 Denver, Colorado 80203

Petitioner:

PEORIA INDUSTRIAL, INC.,

v.

Respondent:

DENVER COUNTY BOARD OF EQUALIZATION.

ORDER ON STIPULATION

Docket Number: 56600

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.: 01242-02-001-000+2

Category: Valuation Property Type: Commercial Real

- 2. Petitioner is protesting the 2010 actual value of the subject property.
- 3. The parties agreed that the 2010 actual value of the subject property should be reduced to:

Total Value:

\$27,000,000

(Reference Attached Stipulation)

4. The Board concurs with the Stipulation.

ORDER:

Respondent is ordered to reduce the 2010 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 7th day of December 2010.

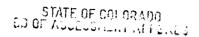
BOARD OF ASSESSMENT APPEALS

Karen E. Hart

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

Cara McKeller

Debra A. Baumbach



2010 NOV 29 AH 8: 35

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STATE OF COLORADO	
1313 Sherman Street, Room 315	
Denver, Colorado 80203	
Petitioner:	
PEORIA INDUSTRIAL, INC.	
v.	Docket Number:
Respondent:	56600
BOARD OF EQUALIZATION OF THE CITY AND COUNTY OF DENVER	Schedule Number:
Attorneys for Board of Equalization of the City and County	01242-02-001-000
of Denver	01242-02-002-000
	01242-02-003-000
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	

Petitioner, PEORIA INDUSTRIAL, INC., and Respondent, BOARD OF EQUALIZATION OF THE CITY AND COUNTY OF DENVER, hereby enter into this Stipulation regarding the tax year 2010 valuation of the subject property, and jointly move the Board of Assessment Appeals to enter its order based on this Stipulation.

STIPULATION (AS TO TAX YEAR 2010 ACTUAL VALUE)

The Petitioner(s) and Respondent agree and stipulate as follows:

1. The property subject to this Stipulation is described as:

12330/12360 East 46th Avenue 13100 Albrook Drive Denver, Colorado 80239

2. The subject property is classified as commercial real property.

3. The County Assessor originally assigned the following actual value on the subject property for tax year 2010.

-001 Land 1,840,800.00 Improvements 4,787,000.00 Total 6,627,800.00 -002 Land 3,083,800.00 \$ 10,719,200.00 **Improvements** Total \$ 13,803,000.00 -003 Land 2,079,400.00 \$ **Improvements** 6,070,100.00 Total 8,149,500.00

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

001

	Land	\$ 1,840,800.00
	Improvements	\$ 4,787,000.00
	Total	\$ 1,025,000.00
-002		
	Land	\$ 3,083,800.00
	Improvements	\$ 10,719,200.00
	Total	\$ 13,803,000.00
-003		
	Land	\$ 2,079,400.00
	Improvements	\$ 6,070,100.00
	Total	\$ 8,149,500.00

5. After further review and negotiation, the Petitioner and Board of Equalization of the City and County of Denver agree to the following actual value for the subject property for tax year 2010.

-001	Land Improvements Total	\$ \$	1,840,800.00 4,420,500.00 6,261,300.00
-002			
	Land	\$	3,083,800.00
	Improvements	\$	9,956,000.00
	Total	\$	13,039,800.00
-003			
	Land	\$	2,079,400.00
	Improvements	\$	<u>5,619,500.00</u>
	Total	\$	7,698,900.00

- 6. The valuations, as established above, shall be binding only with respect to tax year 2010.
 - 7. Brief narrative as to why the reduction was made:

Further analysis of the make-up of the subject's revenue and the other approaches to value.

8. Both parties agree to be responsible for their own costs, expert and attorney fees, waiving any claim against each other for such, and agree that any hearing before the Board of Assessment Appeals not be scheduled or be vacated if already scheduled.

DATED this 2 'd' day of	November	, 2010.
Agent/Attorney/Petitioner	Board of Equa	alization of the City and
\bigcap		078
Ву:	By: //lld	all to
lan James	Max Taylor #3	35403
Thomson Property Tax Services	201 West Col	fax Avenue, Dept. 1207
1125 17th Street, Suite 1575	Denver, CO 8	0202
Denver, CO 80202	Telephone: 7	20-913-3275
Telephone: (303) 292-6208	Fax: 720-913	-3180

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