

<b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	<b>Docket Number: 43956</b>
Petitioner: <b>CALHOUN STREET-DENVER LLC,</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.: 01231-01-007-000+2**  
  
**Category: Valuation      Property Type: Commercial Real**
2. Petitioner is protesting the 2004 actual value of the subject property.
3. The parties agreed that the 2004 actual value of the subject property should be reduced to:  
  

**Total Value:            \$4,264,700**  
(Reference Attached Stipulation)
4. The Board concurs with the Stipulation.

**ORDER:**

Respondent is ordered to reduce the 2004 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 14th day of June 2006.

**BOARD OF ASSESSMENT APPEALS**

This decision was put on record

June 13, 2006

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*Karen E Hart*

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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*

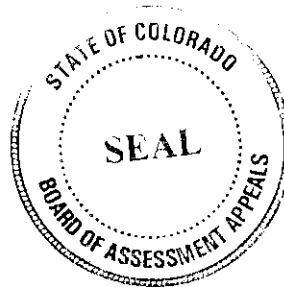
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Debra A. Baumbach

*Keela Steele*

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Keela Steele



<b>BOARD OF ASSESSMENT APPEALS</b> <b>STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number:  43956  Schedule Number:  1144-07-016 1144-08-007 1231-01-007  STATE OF COLORADO BOARD OF ASSESSMENT APPEALS JUN 13 PM 12:31
Petitioner:  <b>CALHOUN STREET - DENVER, LLC</b>  v.  Respondent:	
<b>DENVER COUNTY BOARD OF EQUALIZATION</b> Attorneys for Denver County Board of Equalization  Cole Finegan #16853 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 2004 ACTUAL VALUES) - BAA/REAL MULTI</b>	

Petitioner, CALHOUN STREET - DENVER, LLC, and Respondent, DENVER COUNTY BOARD OF EQUALIZATION, hereby enter into this Stipulation regarding the tax year 2004 valuation of the subject properties, 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:
  - 4755 Oakland St.
  - 4780 Oakland St.
  - 4705 Oakland St.
  - Denver, Colorado 80239
  
2. The subject properties are classified as warehouse properties.

STATE OF COLORADO  
 BOARD OF ASSESSMENT APPEALS  
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3. Attachment A reflects the actual values of the subject properties, as assigned by the Assessor for tax year 2004.
4. Attachment B reflects the actual values of the subject properties 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 2004 actual values of the subject properties, as shown on Attachment C.
6. The valuations, as established on Attachment C, shall be binding with respect to only tax year 2004.

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


The value of the subject property was adjusted based on the actual income for the property.

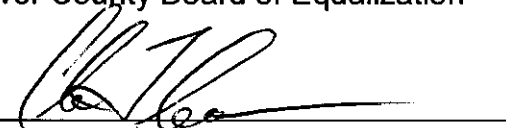
8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on July 13, 2006 at 8:30 a.m. be vacated.

DATED this 7<sup>th</sup> day of JUNE, 2006.

Agent for Petitioner

Denver County Board of Equalization

  
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Docket Number: 43956

**ATTACHMENT A**

ACTUAL VALUES, AS ASSIGNED BY THE ASSESSOR

Docket Number 43956

Schedule Number	Land Value	Improvement Value	Total Actual Value
1144-07-016	\$ 180,000.00	\$ 1,109,800.00	\$ 1,289,800.00
1144-08-007	\$ 187,200.00	\$ 1,266,600.00	\$ 1,453,800.00
1231-01-007	\$ 218,900.00	\$ 1,418,800.00	\$ 1,637,700.00

**ATTACHMENT B**

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

Docket Number 43956

Schedule Number	Land Value	Improvement Value	Total Actual Value
1144-07-016	\$ 180,000.00	\$ 1,109,800.00	\$ 1,289,800.00
1144-08-007	\$ 187,200.00	\$ 1,266,600.00	\$ 1,453,800.00
1231-01-007	\$ 218,900.00	\$ 1,418,800.00	\$ 1,637,700.00

**ATTACHMENT C**

ACTUAL VALUES, AS AGREED TO BY ALL PARTIES

Docket Number 43956

Schedule Number	Land Value	Improvement Value	Total Actual Value
1144-07-016	\$ 180,000.00	\$ 993,200.00	\$ 1,173,200.00
1144-08-007	\$ 187,200.00	\$ 1,266,600.00	\$ 1,453,800.00*
1231-01-007	\$ 218,900.00	\$ 1,418,800.00	\$ 1,637,700.00*

\* = No change in value.