

<p>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203</p> <hr/> <p>Petitioner:</p> <p>INVESTREAL PROPERTIES, LTD,</p> <p>v.</p> <p>Respondent:</p> <p>DENVER COUNTY BOARD OF EQUALIZATION.</p>	
<p>Attorney or Party Without Attorney for the Petitioner:</p> <p>Name: Mike Walter 1st Net Real Estate Services, Inc. Address: 2255 S. Wadsworth Blvd., Ste. 108 Lakewood, CO 80227 Phone Number: 720.962.5750</p>	<p>Docket Number: 44174</p>
<p>ORDER ON STIPULATION</p>	

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.: 02153-00-077+1

Category: Valuation Property Type: Commercial
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:

[PLEASE 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/MAILED this 3rd day of January, 2005.

This decision was put on the record

December 30, 2004

BOARD OF ASSESSMENT APPEALS

Karen E Hart

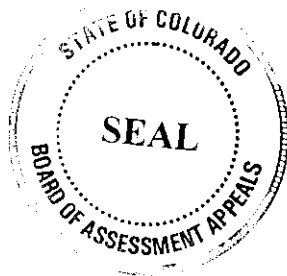
Karen E. Hart

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

Karla K. Steele
Karla K. Steele



BOARD OF ASSESSMENT APPEALS STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	
Petitioner: INVESTREAL PARTNERS LTD v. Respondent: DENVER COUNTY BOARD OF EQUALIZATION	Docket Number: 44174 Schedule Numbers:
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	2153-00-071 and 2153-00-077 <small>CLERK OF DISTRICT COURT COUNTY OF DENVER RECEIVED DEC 30 AM 11:50</small>
STIPULATION (AS TO TAX YEAR 2004 ACTUAL VALUES)	

Petitioner, INVESTREAL PARTNERS LTD, 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:

5151 Fox Street
Denver, Colorado

2. The subject properties are classified as warehouse/storage yard properties.

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:

There is a 40 year lease that was initiated in 1972 that is in place and still has 10 years to go. A compromise was made that included base year lease information and the lease in place.

8. A hearing has not been scheduled before the Board of Assessment Appeals.

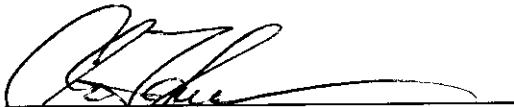
DATED this 28TH day of DECEMBER, ²⁰⁰⁴2005.

Agent for Petitioner



Mike Walter
1st Net Real Estate Services, Inc.
2255 S. Wadsworth Blvd., Suite 108
Lakewood, CO 80227

Denver County Board of Equalization

By: 

Charles T. Solomon #26873
Assistant City Attorney
201 West Colfax Avenue, Dept. 1207
Denver, CO 80202
Telephone: 720-913-3275
Fax: 720-913-3180

Docket Number: 44174

ATTACHMENT A

ACTUAL VALUES, AS ASSIGNED BY THE ASSESSOR

Docket Number 44174

Schedule Number	Land Value	Improvement Value	Total Actual Value
2153-00-071	\$ 563,600	\$ 1,000	\$ 564,600
2153-00-077	\$1,445,600	\$735,900	\$2,181,500

ATTACHMENT B

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

Docket Number 44174

Schedule Number	Land Value	Improvement Value	Total Actual Value
2153-00-071	\$ 563,600	\$ 1,000	\$ 564,600
2153-00-077	\$1,445,600	\$735,900	\$2,181,500

ATTACHMENT C

ACTUAL VALUES, AS AGREED TO BY ALL PARTIES

Docket Number 44174

Schedule Number	Land Value	Improvement Value	Total Actual Value
2153-00-071	\$ 563,600	\$ 1,000	\$ 564,600
2153-00-077	\$1,445,600	\$426,600	\$1,872,200