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| <p><b>BOARD OF ASSESSMENT APPEALS,<br/>STATE OF COLORADO</b><br/>1313 Sherman Street, Room 315<br/>Denver, Colorado 80203</p>  | <p><b>Docket Number: 45973</b></p> |
| <p>Petitioner:<br/><b>ALLIED TRADES INC.,</b></p> <p>v.</p> <p>Respondent:<br/><b>DENVER COUNTY BOARD OF EQUALIZATION.</b></p> |                                    |
| <p align="center"><b>ORDER ON STIPULATION</b></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.: 02233-02-003-000+4**

**Category: Valuation      Property Type: Industrial**
2. Petitioner is protesting the 2005 actual value of the subject property.
3. The parties agreed that the 2005 actual value of the subject property should be reduced to:  
  

**Total Value:            \$1,226,400**  
(Reference Attached Stipulation)
4. The Board concurs with the Stipulation.

**ORDER:**

Respondent is ordered to reduce the 2005 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 13th day of February 2007.

**BOARD OF ASSESSMENT APPEALS**

This decision was put on record

February 12, 2007

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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

*Marian Brennan*

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Marian Brennan



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| <b>BOARD OF ASSESSMENT APPEALS<br/>STATE OF COLORADO</b><br>1313 Sherman Street, Room 315<br>Denver, Colorado 80203   | Docket Numbers:<br><br>45973<br>46893<br><br>Schedule Number:<br><br>2233-02-003<br>2233-09-002<br>2233-09-005<br>2233-09-006<br>2233-09-008 |
| Petitioner:<br><br><b>ALLIED TRADES, INC.</b><br><br>v.<br><br>Respondent:  |  |
| <b>DENVER COUNTY BOARD OF EQUALIZATION</b><br>Attorneys for Denver County Board of Equalization<br><br><b>LAWRENCE A. MANZANARES #12397</b><br>City Attorney<br><br><b>Max Taylor #35403</b><br>Assistant City Attorney<br>201 West Colfax Avenue, Dept. 1207<br>Denver, Colorado 80202<br>Telephone: 720-913-3275<br>Facsimile: 720-913-3180 |  |
| <b>STIPULATION (AS TO TAX YEARS 2005 &amp; 2006 ACTUAL VALUES)</b>  |  |

Petitioner, ALLIED TRADES, INC., and Respondent, DENVER COUNTY BOARD OF EQUALIZATION, hereby enter into this Stipulation regarding the tax year 2005 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:

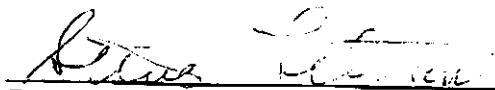
1. The properties subject to this Stipulation are described as:  
  
 3800-3960 Wynkoop Street  
 Denver, Colorado 80216
2. The subject properties are classified as commercial/industrial properties.

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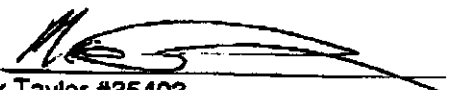
- 3. Attachment A reflects the actual values of the subject properties, as assigned by the Assessor for tax years 2005 & 2006.
- 4. Attachment B reflects the actual values of the subject properties after a timely appeal, as assigned by the Denver County Board of Equalization.
- 5. After further review and negotiation, the Petitioner and Respondent agree to the tax years 2005 & 2006 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 years 2005 & 2006.
- 7. Brief narrative as to why the reduction was made:  
  
The improvement values were adjusted based on condition and improvement demolition.
- 8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on February 15, 2007 at 1:00 p.m. be vacated.

DATED this 7<sup>th</sup> day of February, 2007.

Agent for Petitioner

  
 Consultus Asset Valuation  
 16 A Inverness Place East  
 Englewood, CO 80111  
 (303) 770-2420

Denver County Board of Equalization

By:   
 Max Taylor #35403  
 Assistant City Attorney  
 201 West Colfax Avenue, Dept. 1207  
 Denver, CO 80202  
 Telephone: 720-913-3275  
 Fax: 720-913-3180

Docket Number: 45973 410893

**ATTACHMENT A**

**ACTUAL VALUES, AS ASSIGNED BY THE ASSESSOR**

**Docket Numbers 45973 & 46893**

| <b>Schedule Number</b> | <b>Land Value</b> | <b>Improvement Value</b> | <b>Total Actual Value</b> |
|------------------------|-------------------|--------------------------|---------------------------|
| 2233-02-003            | \$ 182,300.00     | \$ 24,500.00             | \$ 206,800.00             |
| 2233-09-002            | \$ 164,300.00     | \$ 274,100.00            | \$ 438,400.00             |
| 2233-09-005            | \$ 78,400.00      | \$ 11,300.00             | \$ 89,700.00              |
| 2233-09-006            | \$ 346,000.00     | \$ 69,300.00             | \$ 415,300.00             |
| 2233-09-008            | \$ 318,900.00     | \$ 282,400.00            | \$ 601,300.00             |

**ATTACHMENT B**

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

**Docket Numbers 45973 & 46893**

| Schedule Number | Land Value    | Improvement Value | Total Actual Value |
|-----------------|---------------|-------------------|--------------------|
| 2233-02-003     | \$ 182,300.00 | \$ 24,500.00      | \$ 206,800.00      |
| 2233-09-002     | \$ 164,300.00 | \$ 274,100.00     | \$ 438,400.00      |
| 2233-09-005     | \$ 78,400.00  | \$ 11,300.00      | \$ 89,700.00       |
| 2233-09-006     | \$ 346,000.00 | \$ 69,300.00      | \$ 415,300.00      |
| 2233-09-008     | \$ 318,900.00 | \$ 282,400.00     | \$ 601,300.00      |

**ATTACHMENT C**

**ACTUAL VALUES, AS AGREED TO BY ALL PARTIES**

**Docket Numbers 45973 & 46893**

| Schedule Number         | Land Value    | Improvement Value | Total Actual Value |
|-------------------------|---------------|-------------------|--------------------|
| 2233-02-003 (no change) | \$ 182,300.00 | \$ 24,500.00      | \$ 206,800.00      |
| 2233-09-002             | \$ 164,300.00 | \$ 50,800.00      | \$ 215,100.00      |
| 2233-09-005 (no change) | \$ 78,400.00  | \$ 11,300.00      | \$ 89,700.00       |
| 2233-09-006             | \$ 346,000.00 | \$ 36,100.00      | \$ 382,100.00      |
| 2233-09-008             | \$ 318,900.00 | \$ 13,800.00      | \$ 332,700.00      |