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| BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203 | Docket Number: 46702 |
| Petitioner: AMERICAN PACIFIC INVESTMENTS, v. Respondent: DENVER COUNTY BOARD OF EQUALIZATION. | |
| ORDER ON STIPULATION | |

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.: 01291-17-037-000

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: \$2,000,000
 (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 6th day of March 2007.

BOARD OF ASSESSMENT APPEALS

This decision was put on record

March 5, 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

Judy Venable

Judy Venable



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| BOARD OF ASSESSMENT APPEALS STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203 | Docket Number: 45711, 46702 Schedule Number: 01291-17-037 |
| Petitioner: AMERICAN PACIFIC INVESTMENTS v. Respondent: | |
| DENVER COUNTY BOARD OF EQUALIZATION Attorneys for Denver County Board of Equalization City Attorney Mary E. Toornman #15274 Assistant City Attorney 201 West Colfax Avenue, Dept. 1207 Denver, Colorado 80202 Telephone: 720-913-3275 Facsimile: 720-913-3180 | |
| STIPULATION (AS TO TAX YEARS 2005 & 2006 ACTUAL VALUE) | |

Petitioner, AMERICAN PACIFIC INVESTMENTS, and Respondent, DENVER COUNTY BOARD OF EQUALIZATION, hereby enters into this Stipulation regarding the tax year 2005 and 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:

3737 Quebec Street
Denver, Colorado 80207
2. The subject property is classified as commercial property.
3. The County Assessor originally assigned the following actual value on the subject property for tax years 2005 and 2006.

| | | |
|--------------|----|---------------------|
| Land | \$ | 307,100.00 |
| Improvements | \$ | <u>2,255,200.00</u> |
| Total | \$ | 2,562,300.00 |

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

| | | |
|--------------|----|---------------------|
| Land | \$ | 307,100.00 |
| Improvements | \$ | <u>2,255,200.00</u> |
| Total | \$ | 2,562,300.00 |

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 years 2005 and 2006.

| | | |
|--------------|----|---------------------|
| Land | \$ | 307,100.00 |
| Improvements | \$ | <u>1,692,900.00</u> |
| Total | \$ | 2,000,000.00 |

6. The valuations, as established above, shall be binding only with respect to tax years 2005 and 2006.

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

The recognition of the subject's actual income and market performance during the base period.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on March 26, 2007 at 1:00pm be vacated.

DATED this 2 day of March, 2007.

Agent for Petitioner

Denver County Board of Equalization

By: 

By: 

Licht & Company
9101 East Kenyon Avenue
Suite 3900
Denver, CO 80237
(303) 575-9306

Mary E. Toornman #15274
201 West Colfax Avenue, Dept. 1207
Denver, CO 80202
Telephone: 720-913-3275
Fax: 720-913-3180
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