



**ORDER:**

Respondent is ordered to reduce the 2011 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 18th day of July 2012.

**BOARD OF ASSESSMENT APPEALS**

*Diane M. DeVries*

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Diane M. DeVries

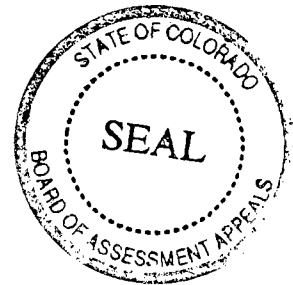
I hereby certify that this is a true and correct copy of the decision of the Board of Assessment Appeals.

*CM*

\_\_\_\_\_  
Cara McKeller

*Debra A. Baumbach*

\_\_\_\_\_  
Debra A. Baumbach



2012 SEP 12 11:45

<b>BOARD OF ASSESSMENT APPEALS</b> <b>STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	
Petitioner:  <b>CATELLUS DEVELOPMENT CORP.</b>  v.  Respondent:  <b>DENVER COUNTY BOARD OF EQUALIZATION</b>	Docket Number:  60012  Schedule Number:
Attorney for Denver County Board of Equalization of the City and County of Denver  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	01221-01-001-000
<b>STIPULATION (AS TO TAX YEAR 2011 ACTUAL VALUE)</b>	

Petitioner, CATELLUS DEVELOPMENT CORP., and Respondent, DENVER COUNTY BOARD OF EQUALIZATION OF THE CITY AND COUNTY OF DENVER, hereby enters into this Stipulation regarding the tax year 2011 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:  
  
 4505 – 4695 Florence St  
 Denver, Colorado

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 2011.

Land	\$	3,659,300.00
Improvements	\$	<u>8,584,200.00</u>
Total	\$	12,243,500.00

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:

Land	\$	3,659,300.00
Improvements	\$	<u>8,584,200.00</u>
Total	\$	12,243,500.00

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 2011.

Land	\$	3,659,300.00
Improvements	\$	<u>8,440,700.00</u>
Total	\$	12,100,000.00

6. The valuations, as established above, shall be binding only with respect to tax year 2011.


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 6<sup>th</sup> day of July, 2012.

Agent/Attorney/Petitioner

By:   
Matt Poling  
Thompson Reuters  
1125 17<sup>th</sup> Street #1575  
Denver, CO 80202  
Telephone: 303-292-6208

Board of Equalization of the City and  
County of Denver

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