

|  |                             |
|--|-----------------------------|
| <p><b>BOARD OF ASSESSMENT APPEALS,<br/>STATE OF COLORADO</b><br/>1313 Sherman Street, Room 315<br/>Denver, Colorado 80203</p> <hr/> <p>Petitioner:</p> <p><b>JAMES HASELDEN/POTOMAC STREET PARTNERS,</b></p> <p>v.</p> <p>Respondent:</p> <p><b>ARAPAHOE COUNTY BOARD OF EQUALIZATION.</b></p> |                             |
| <p>Attorney or Party Without Attorney for the Petitioner:</p> <p>Name: Todd J. Stevens, Stevens &amp; Associates<br/>Address: 7950 South Lincoln Street, Ste. 110<br/>Littleton, CO 80122<br/>Phone Number: (303) 347-1878<br/>E-mail:<br/>Attorney Registration No.:</p>                      | <p>Docket Number: 35241</p> |
| <p><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:

**6950 SOUTH POTOMAC STREET  
ARAPAHOE COUNTY SCHEDULE NO. 2075-25-1-14-001; RA 4562-189**

2. Petitioner is protesting the 1999 actual value of the subject property.

3. The parties agreed that the 1999 actual value of the subject property should be reduced to:

|             |                       |
|-------------|-----------------------|
| Land        | \$ 305,760.00         |
| Improvement | <u>\$4,094,240.00</u> |
| Total       | \$4,400,000.00        |

4. The Board concurs with the Stipulation.

**ORDER:**

Respondent is ordered to reduce the 1999 actual value of the subject property, as set forth above.

The Arapahoe County Assessor is directed to change his records accordingly.

**DATED/MAILED** this 8th day of May, 2001.

**BOARD OF ASSESSMENT APPEALS**

This decision was put on the record

May 8, 2001

*Karen E. Hart*

Karen E. Hart

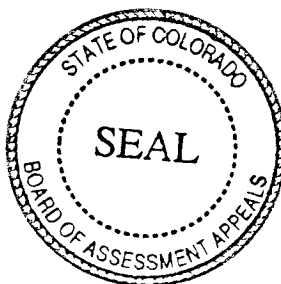
*Mark R. Linné*

Mark R. Linné

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

*Barbara J. Schlosser*  
Barbara J. Schlosser

Docket Number 35241



**BOARD OF ASSESSMENT APPEALS  
STATE OF COLORADO  
DOCKET NUMBER 35241**

**STIPULATION AND ORDER (As To Tax Year 1999 Actual Value)**

**JAMES HASELDEN/POTOMAC ST PARTNERS,**

Petitioner,

vs.

**ARAPAHOE COUNTY BOARD OF EQUALIZATION,**

Respondent.

RECORDED  
01 MAY -11 PM 12:46  
COUNTY OF ARAPAHOE

THE PARTIES TO THIS ACTION entered into a Stipulation, which has been approved by the Board of Assessment Appeals. A conference call with the petitioner and respondent have resulted in the following agreement:

Subject property is classified as offices and described as follows:

6950 S. Potomac St., County Schedule Number 2075-25-1-14-001, RA 4562-189

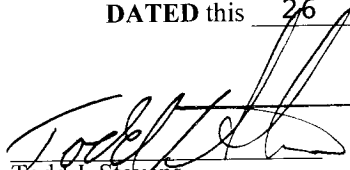
A brief narrative as to why the reduction was made: Analyzed cost, market and income information.

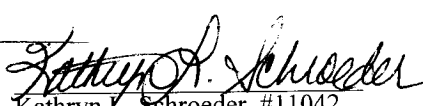
The parties have agreed that the 1999 actual value of the subject property should be reduced as follows:

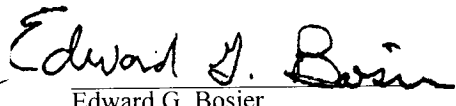
| ORIGINAL VALUE |             | NEW VALUE (1999) |             |
|----------------|-------------|------------------|-------------|
| Land           | \$ 305,760  | Land             | \$ 305,760  |
| Improvements   | \$4,735,920 | Improvements     | \$4,094,240 |
| Personal       | \$          | Personal         | \$          |
| Total          | \$5,041,680 | Total            | \$4,400,000 |

The Board concurs with the Stipulation.

DATED this 26 day of April 2001.

  
Podd J. Stevens  
Stevens & Associates  
7950 S. Lincoln St., Ste. 110  
Littleton, CO 80122

  
Kathryn L. Schroeder, #11042  
Attorney for Respondent  
Arapahoe County Bd. of Equalization  
5334 South Prince Street  
Littleton, CO 80166  
(303) 795-4639

  
Edward G. Bosier  
Arapahoe County Assessor  
5334 South Prince Street  
Littleton, CO 80166  
(303) 795-4600