

|  |                                    |
|--|------------------------------------|
| <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>AMERICAN SAVINGS &amp; LOAN ASSOC.,</b></p> <p>v.</p> <p>Respondent:</p> <p><b>ARAPAHOE COUNTY BOARD OF<br/>EQUALIZATION.</b></p> |                                    |
| <p>Attorney or Party Without Attorney for the Petitioner:</p> <p>Name: CBIZ Property Tax Solutions<br/>Address: P.O. Box 2798<br/>Littleton, CO 80161-2798<br/>Phone Number: (303) 850-9945<br/>E-mail:<br/>Attorney Registration No.:</p>   | <p><b>Docket Number: 38219</b></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:

**County Schedule No.: 1973-21-1-12-001**  
**Category: Valuation**                      **Property Type: Residential**

2. Petitioner is protesting the 2001 actual value of the subject property.

3. The parties agreed that the 2001 actual value of the subject property should be reduced to:

|              |                       |
|--------------|-----------------------|
| Land         | \$ 1,768,000.00       |
| Improvements | <u>\$7,102,000.00</u> |
| Total        | \$8,870,000.00        |

4. The Board concurs with the Stipulation.

**ORDER:**

Respondent is ordered to reduce the 2001 actual value of the subject property, as set forth above.

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

**DATED/MAILED** this 30<sup>th</sup> day of August, 2002.

This decision was put on the record

August 29, 2002

**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

*Penny S. Bunnell*  
Penny S. Bunnell

Docket Number: 38219



**BOARD OF ASSESSMENT APPEALS  
STATE OF COLORADO  
DOCKET NUMBER 38219**

**STIPULATION AND ORDER (As To Tax Year 2001 Actual Value)**

**AMERICAN SAVINGS & LOAN ASSN,**

Petitioner,

vs.

**ARAPAHOE COUNTY BOARD OF EQUALIZATION,**

Respondent.

RECEIVED  
02 AUG 28 PM 1:56  
STATE OF COLORADO  
BD OF ASSESSMENT APPEALS

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 multi units and described as follows:

8851 E. Florida Ave., County Schedule Number 1973-21-1-12-001 RA 4231-007

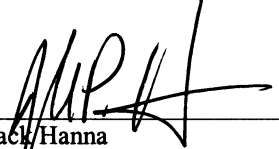
A brief narrative as to why the reduction was made: Analyzed market information.

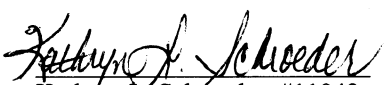
The parties have agreed that the 2001 actual value of the subject property should be reduced as follows:

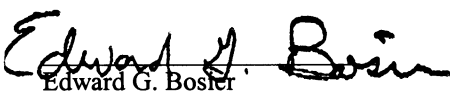
| ORIGINAL VALUE |              | NEW VALUE (2001) |              |
|----------------|--------------|------------------|--------------|
| Land           | \$ 1,768,000 | Land             | \$ 1,768,000 |
| Improvements   | \$ 7,384,000 | Improvements     | \$ 7,102,000 |
| Personal       |              | Personal         | \$ _____     |
| Total          | \$ 9,152,000 | Total            | \$ 8,870,000 |

The Board concurs with the Stipulation.

DATED this \_\_\_\_\_ day of \_\_\_\_\_ 2002.

  
Jack Hanna  
CB/Z Property Tax Solutions  
P.O. Box 2798  
Littleton, CO 80161-2798

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

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