

<p><b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203</p> <hr/> <p>Petitioner:</p> <p><b>ESA 0885 INC.,</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: Matthew W. Poling Address: 555 17<sup>th</sup> Street, Suite 3600 Denver, CO 80202 Phone Number: (303) 308-2191 E-mail: Attorney Registration No.:</p>	<p><b>Docket Number: 38298</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.: 1973-18-1-01-014**  
**Category: Valuation**                                  **Property Type: Mixed Use**

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:

Reference attached Stipulation.

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 7<sup>th</sup> day of August, 2002.

**BOARD OF ASSESSMENT APPEALS**

This decision was put on the record

August 6, 2002

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: 38298



**BOARD OF ASSESSMENT APPEALS  
STATE OF COLORADO  
DOCKET NUMBER 38298**

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

**ESA 0885 INC.,**

Petitioner,

vs.

**ARAPAHOE COUNTY BOARD OF EQUALIZATION,**

Respondent.

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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 lodging and described as follows:

4850 Leetsdale Dr., County Schedule Number 1973-18-1-01-014 RA 3113-001

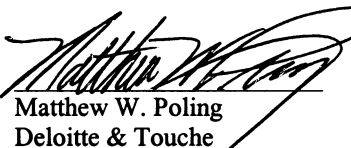
A brief narrative as to why the reduction was made: Analyzed residential vs. commercial classification.

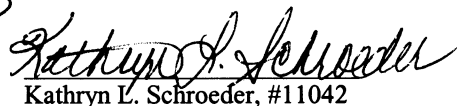
The parties have agreed that the 2001 actual value of the subject property should be reduced as follows:

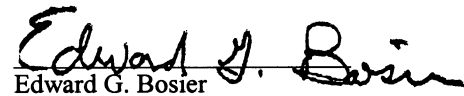
ORIGINAL VALUE		NEW VALUE (2001)	
		RESIDENTIAL	COMMERCIAL
Land	\$ 785,234	Land	\$ 297,604
Improvements	\$ 3,714,766	Improvements	\$ 1,407,896
Personal		Personal	\$ _____
Total	\$ 4,500,000	Total	\$ 1,705,500
		Assessment ratio	@ 9.15%
			@29%

The Board concurs with the Stipulation.

DATED this 22<sup>nd</sup> day of July 2002.

  
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