

<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>SITUS PROPERTIES LLC,</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: Mike Walter  Address: Bridge &amp; Associates  P. O. Box 280367  Lakewood, CO 80228  Phone Number: (303) 237-6997  E-mail:  Attorney Registration No.:</p>	<p>Docket Number: <b>38503</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.: 2075-16-3-02-034**  
**Category: Valuation**

**Property Type: Commercial**

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	\$1,348,614.00
Improvements	<u>\$2,151,386.00</u>
Total	<u>\$3,500,000.00</u>

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/her records accordingly.

**DATED/MAILED** this 24<sup>th</sup> day of July, 2002.

This decision was put on the record

July 23, 2002

**BOARD OF ASSESSMENT APPEALS**

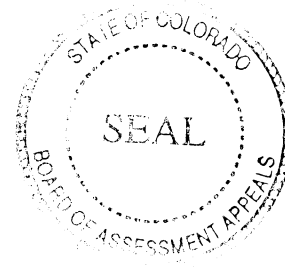
Karen E. Hart  
Karen E. Hart

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

Mary J. Helger  
Mary J. Helger

Docket Number 38503



8-26

**BOARD OF ASSESSMENT APPEALS  
STATE OF COLORADO  
DOCKET NUMBER 38503**

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

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**SITUS PROPERTIES LLC,**

Petitioner,

vs.

**ARAPAHOE COUNTY BOARD OF EQUALIZATION,**

Respondent.

CO JUD. 22 AM 8:12  
PEA  
DIED

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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 offices described as follows:

5600 Greenwood Plaza Blvd.; County Schedule Number 2075-16-3-02-034; RA-4330-017

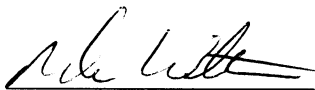
A brief narrative as to why the reduction was made: Analyzed cost, market and income information.

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

ORIGINAL VALUE		NEW VALUE (2001)	
Land	\$ 1,348,614	Land	\$ 1,348,614
Improvements	\$ 2,651,386	Improvements	\$ 2,151,386
Personal	\$ _____	Personal	\$ _____
Total	\$ 4,000,000	Total	\$ 3,500,000

The Board concurs with the Stipulation.

DATED this 15th day of July 2002.



Mike Walter  
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