

<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>KC-1998-1 LLC BY KMART CORPORATION,</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: Barry J. Goldstein Sterling Equities Address: 950 South Cherry Street #320 Denver, Colorado 80246 Phone Number: 303-757-8865 Attorney Reg. No.: 2218</p>	<p><b>Docket Number: 38617</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.: 2075-22-3-38-001**

**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	\$ 5,580,299.00
Improvements	<u>8,419,701.00</u>
Total	\$14,000,000.00

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/her records accordingly.

**DATED/MAILED** this 28th day of February, 2003.

This decision was put on the record

February 26, 2003

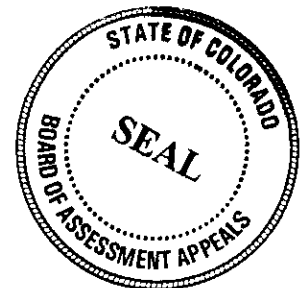
I hereby certify that this is a true and correct copy of the decision of the Board of Assessment Appeals

**BOARD OF ASSESSMENT APPEALS**

Karen E Hart  
Karen E. Hart

Debra A. Baumbach  
Debra A. Baumbach

James E. Mogan  
James E. Mogan



BOARD OF ASSESSMENT APPEALS  
STATE OF COLORADO  
DOCKET NUMBER 38617

BOARD OF ASSESSMENT APPEALS

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

KC-1998-1 LLC BY KMART CORP,

Petitioner,

vs.

ARAPAHOE COUNTY BOARD OF EQUALIZATION,

Respondent.

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 merchandising and described as follows:

9401 E. Arapahoe Rd., County Schedule Number 2075-22-3-38-001; RA 4155-001

A brief narrative as to why the reduction was made: Analyzed cost, market, & 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	\$ 5,580,299	Land	\$ 5,580,299
Improvements	\$ 8,919,701	Improvements	\$ 8,419,701
Personal		Personal	\$
Total	\$ 14,500,000	Total	\$ 14,000,000

The Board concurs with the Stipulation.

DATED this 17<sup>th</sup> day of February 2003.

*Barry J. Goldstein*

Barry J. Goldstein, #2218  
% Sterling Equities  
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Denver, CO 80246

*Kathryn L. Schroeder*

Kathryn L. Schroeder, #11042  
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*Edward G. Bosier*

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Arapahoe County Assessor  
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