

<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>LAFP DENVER, 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: Ronald S. Loser, Esq. Address: 1700 Lincoln St. #2222 Denver, CO 80203 Phone Number: (303) 866-9400 E-mail: Attorney Registration No.:</p>	<p><b>Docket Number: 38711</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.: 2075-21-2-13-001**  
**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	\$1,951,542.00
Improvements	<u>\$8,391,762.00</u>
Total	\$10,343,304.00

4. The Board concurs with the Stipulations.

**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 20<sup>th</sup> day of September, 2002.

This decision was put on the record

September 19, 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 No: 38711



BOARD OF ASSESSMENT APPEALS  
STATE OF COLORADO  
DOCKET NUMBER 38711

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

LAFP DENVER INC.,

Petitioner,

vs.

ARAPAHOE COUNTY BOARD OF EQUALIZATION,

Respondent.

RECEIVED  
02 SEP 17 AM 11:48  
STATE OF COLORADO  
BOARD 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 offices and described as follows:

7951 E. Maplewood Ave.; County Schedule Number 2075-21-2-13-001; RA-4345-128

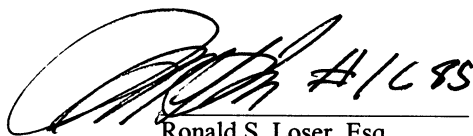
A brief narrative as to why the reduction was made: Analyzed cost, market and income information.

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

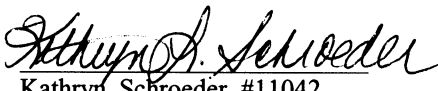
ORIGINAL VALUE		NEW VALUE (2001)	
Land	\$ 1,951,542	Land	\$ 1,951,542
Improvements	\$ 9,048,458	Improvements	\$ 8,391,762
Personal	\$ _____	Personal	\$ _____
Total	\$11,000,000	Total	\$10,343,304

The Board concurs with the Stipulation.

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

 #1695

Ronald S. Loser, Esq.  
1700 Lincoln St. #2222  
Denver, CO 80203



Kathryn Schroeder, #11042  
Attorney for Respondent  
Arapahoe County Board 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