

<p>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203</p> <hr/> <p>Petitioner:</p> <p>ST. PAUL PROPERTIES INC.</p> <p>v.</p> <p>Respondent:</p> <p>ARAPAHOE COUNTY BOARD OF EQUALIZATION.</p>	
<p>Attorney or Party Without Attorney for the Petitioner:</p> <p>Name: Stevens & Associates Address: 7950 S. Lincoln St., #110 Littleton, CO 80122 Phone Number: (303) 347-1878 E-mail: Attorney Registration No.:</p>	<p>Docket Number: 38788</p>
<p>ORDER ON STIPULATION</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.: 2075-21-1-19-001
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	\$ 2,494,530.00
Improvements	<u>\$10,005,470.00</u>
Total	\$12,500,000.00

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 21st day of September, 2002.

This decision was put on the record

September 20, 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: 38788



**BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO
DOCKET NUMBER 38788**

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

ST. PAUL PROPERTIES INC.,

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 offices and described as follows:

6060 S. Willow Dr.; County Schedule Number 2075-21-1-19-001; RA-4340-029

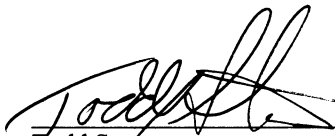
A brief narrative as to why the reduction was made: Analyzed cost, market and income information.

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

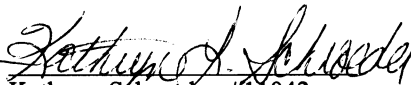
ORIGINAL VALUE		NEW VALUE (2001)	
Land	\$ 2,494,530	Land	\$ 2,494,530
Improvements	\$ 13,505,470	Improvements	\$ 10,005,470
Personal	\$ _____	Personal	\$ _____
Total	\$ 16,000,000	Total	\$ 12,500,000

The Board concurs with the Stipulation.

DATED this _____ day of _____ 2002.



Todd Stevens
Stevens & Associates
7950 S. Lincoln St. #110
Littleton, CO 80122



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
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