BOARD OF AS STATE OF CO 1313 Sherman Str Denver, Colorado				
Petitioner:				
EMERALD IN				
V.				
Respondent:				
ARAPAHOE C EQUALIZATI				
Attorney or Party Without Attorney for the Petitioner:		Docket Number: 38803		
Name: Address: Phone Number:	Todd Stevens Stevens & Associates 7950 S. Lincoln Street., #110 Littleton, CO 80122 303-347-1878			
Attorney Reg. No.:				
ORDER ON STIPULATION				

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.: 1975-34-3-18-001

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	\$3,521,826.00
Improvements	\$ <u>5,178,174.00</u>
Total	\$8,700,000.00

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 9th day of October, 2002.

This decision was put on the record

October 8, 2002

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

. Cenable udy A. Venable

BOARD OF ASSESSMENT APPEALS

Karen E. Hart

Karen & Hart ren E. Hart Luca Q. Baumbarle

Debra A. Baumbach



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		STA	DF ASSESSMENT APPEALS ATE OF COLORADO CKET NUMBER 38803			
STIPU	JLATION	AND ORDER (As To Tax Y	'ear 2001 Actual Value)	6	. 02 (
EME	RALD IN	VESTMENTS VII LLC,			007 -	Ť.
	Petition	er,			8 A11	
V 8.					=	n D
ARA	PAHOE (COUNTY BOARD OF E	QUALIZATION,	APPEALS	59	
	Respond	lent.				

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 multi-use and described as follows:

day of

18511 E. Hampden Ave; County Schedule Number 1975-34-3-18-001; RA-4340-012

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			
Land	\$ 3,521,826		
Improvements	\$ 5,766,174		
Personal	\$		
Total	\$ 9,288,000		

The Board concurs with the Stipulation.

DATED this

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

Kathryn Schröder, #11042 Attorney for Respondent Arapahoe County Board of Equalization 5334 South Prince Street Littleton, CO 80166 (303) 795-4639

\$ 3,521,826

\$ 5,178,174

\$ 8,700,000

S

2002.

Edward G. Bosier Arapahoe County Assessor 5334 South Prince Street Littleton, CO 80166 (303) 795-4600

NEW VALUE (2001)

Improvements Personal

Land

Total