

<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>CALIFORNIA STATE TEACHERS RETIREMENT SYSTEM,</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: Matthew J. Poling Deloitte &amp; Touche</p> <p>Address: 555 17<sup>th</sup> Street #3600 Denver, CO 80202-3942</p> <p>Phone Number: 303-308-2191</p> <p>Attorney Reg. No.:</p>	<p><b>Docket Number: 38994</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.: 2075-34-3-13-003**

**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	\$ 2,169,064.00
Improvements	<u>\$19,730,936.00</u>
Total	\$21,900,000.00

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 11th day of February, 2003.

This decision was put on the record

February 10, 2003

**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

James E. Mogan  
James E. Mogan



BOARD OF ASSESSMENT APPEALS  
STATE OF COLORADO  
DOCKET NUMBER 38994

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

CALIFORNIA STATE TEACHERS RETIREMENT SYSTEM,

Petitioner,

vs.

ARAPAHOE COUNTY BOARD OF EQUALIZATION,

Respondent.

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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 and described as follows:

9656 E. Nichols Ave.; County Schedule Number 2075-34-3-13-003 RA 1463-019

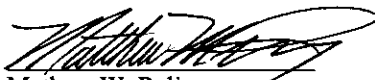
A brief narrative as to why the reduction was made: Analyzed cost, market & income information.

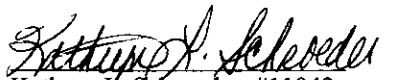
The parties have agreed that the 2001 actual value of the subject property should be reduced as follows:


ORIGINAL VALUE		NEW VALUE (2001)	
Land	\$ 2,169,064	Land	\$ 2,169,064
Improvements	\$19,830,936	Improvements	\$19,730,936
Personal		Personal	\$
Total	\$22,000,000	Total	\$21,900,000

The Board concurs with the Stipulation.

DATED this 4<sup>th</sup> day of February 2003.

  
Mathew W. Poling  
Deloitte & Touche  
555 17<sup>th</sup> St., Ste. 3600  
Denver, Co 80202-3942

  
Kathryn L. Schroeder, #11042  
Attorney for Respondent  
Arapahoe County Bd. 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