

<p>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203</p> <hr/> <p>Petitioner:</p> <p>CALIFORNIA STATE TEACHERS RETIREMENT SYSTEM,</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: Matthew W. Poling Deloitte & Touche LLP</p> <p>Address: 555 17th Street #3600 Denver, CO 80202</p> <p>Phone Number:</p> <p>Attorney Reg. No.:</p>	<p>Docket Number: 40248</p>
<p style="text-align: center;">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.: 2075-34-3-12-002

Category: Valuation

Property Type: Commercial

2. Petitioner is protesting the 2002 actual value of the subject property.

3. The parties agreed that the 2002 actual value of the subject property should be reduced to:

Land	\$ 1,739,480.00
Improvements	<u>\$12,260,520.00</u>
Total	\$14,000,000.00

4. The Board concurs with the Stipulation.

ORDER:

Respondent is ordered to reduce the 2002 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

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 40248

STIPULATION AND ORDER (As To Tax Year 2002 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:

8005 S. Chester St.; County Schedule Number 2075-34-3-12-002 RA 421-011

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

The parties have agreed that the 2002 actual value of the subject property should be reduced as follows:

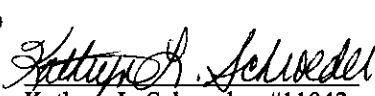
ORIGINAL VALUE		NEW VALUE (2002)	
Land	\$ 1,739,480	Land	\$ 1,739,480
Improvements	\$12,760,520	Improvements	\$12,260,520
Personal		Personal	\$
Total	\$14,500,000	Total	\$14,000,000

The Board concurs with the Stipulation.

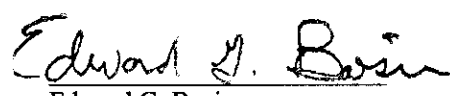
DATED this 4th day of February 2003.



Mathew W. Poling
Deloitte & Touche
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Denver, Co 80202-3942



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