

<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 J. Poling C/O Deloitte & Touche, LLP</p> <p>Address: Denver, CO 80202 303-308-2191</p> <p>Phone Number:</p> <p>Attorney Reg. No.:</p>	<p>Docket Number: 40249</p>
<p 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.: 2075-34-3-09-002

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	\$ 1,369,851.00
Improvements	<u>12,630,149.00</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 13th day of February, 2003.

This decision was put on the record

February 12, 2003

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


James E. Mogan

BOARD OF ASSESSMENT APPEALS



Karen E. Hart



Debra A. Baumbach



BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO
DOCKET NUMBER 40249

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STIPULATION AND ORDER (As To Tax Year 2002 Actual Value)

CALIFORNIA STATE TEACHERS RETIREMENT SYSTEM,

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:

9155 E. Nichols Ave.; County Schedule Number 2075-34-3-09-002 RA 421-009

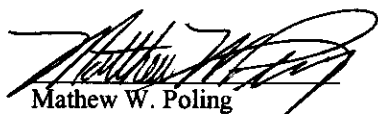
A brief narrative as to why the reduction was made: Analyzed cost, market & income information.

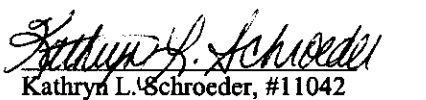
The parties have agreed that the 2002 actual value of the subject property should be reduced as follows:

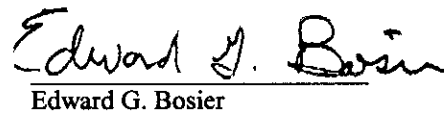
ORIGINAL VALUE		NEW VALUE (2002)	
Land	\$ 1,369,851	Land	\$ 1,369,851
Improvements	\$13,130,249	Improvements	\$12,630,149
Personal		Personal	\$
Total	\$14,500,000	Total	\$14,000,000

The Board concurs with the Stipulation.

DATED this 30th day of January 2003.


Mathew W. Poling
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