

<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>STUDIO PLUS PROPERTIES, INC.,</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, LLP</p> <p>Address: 555 17<sup>th</sup> Street #3600 Denver, CO 80202</p> <p>Phone Number: 303-308-2191</p> <p>Attorney Reg. No.:</p>	<p><b>Docket Number: 40270</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.: 2075-27-3-18-003**

**Category: Valuation      Property Type: Mixed Use**

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:

**see attached**

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.

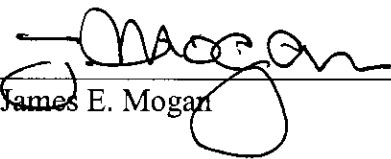
The Arapahoe County Assessor is directed to change his/her records accordingly.

**DATED/MAILED** this 12th day of February, 2003.


This decision was put on the record


February 11, 2003

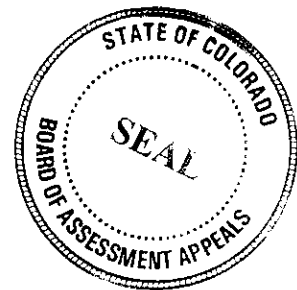
I hereby certify that this is a true and correct copy of the decision of the Board of Assessment Appeals

  
James E. Mogan

**BOARD OF ASSESSMENT APPEALS**

  
\_\_\_\_\_  
Karen E. Hart

  
\_\_\_\_\_  
Debra A. Baumbach



BOARD OF ASSESSMENT APPEALS  
STATE OF COLORADO  
DOCKET NUMBER 40270

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

STUDIO PLUS PROPERTIES INC.,

Petitioner,

vs.

ARAPAHOE COUNTY BOARD OF EQUALIZATION,

Respondent.

STATE OF COLORADO  
BOARD OF ASSESSMENT APPEALS

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RECEIVED

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 lodging and described as follows:

9604 E. Easter Ave., County Schedule Number 2075-27-3-18-003 RA 421-045


A brief narrative as to why the reduction was made: Applied final adjusted residential vs. commercial allocation for 2001.

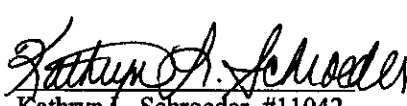
The parties have agreed that the 2002 actual value of the subject property should be reduced as follows:

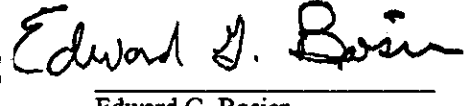
ORIGINAL VALUE		NEW VALUE (2002)		
		RESIDENTIAL		COMMERCIAL
Land	\$ 731,808	Land	\$ 202,711	\$ 529,097
Improvements	\$ 2,868,192	Improvements	\$ 794,489	\$ 2,073,703
Personal		Personal	\$	\$
Total	\$ 3,600,000	Total	\$ 997,200	\$ 2,602,800
		Assessment ratio	@ 9.15%	@29%

The Board concurs with the Stipulation.

DATED this 27<sup>th</sup> day of January 2003.

  
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