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|---|------------------------------------|
| <p><b>BOARD OF ASSESSMENT APPEALS,<br/>STATE OF COLORADO</b><br/>1313 Sherman Street, Room 315<br/>Denver, Colorado 80203</p> <hr/> <p>Petitioner:</p> <p><b>WXI/SPN REAL ESTATE LTD,</b></p> <p>v.</p> <p>Respondent:</p> <p><b>ARAPAHOE COUNTY BOARD OF<br/>EQUALIZATION.</b></p> |                                    |
| <p>Attorney or Party Without Attorney for the Petitioner:</p> <p>Name: Deloitte &amp; Touche<br/>Matthew W. Poling</p> <p>Address: 555 17<sup>th</sup> St., Suite 3600<br/>Denver, CO 80202</p> <p>Phone Number: (303) 308-2191</p>   | <p><b>Docket Number: 40281</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.: 1975-17-3-23-001**

**Category: Valuation**                      **Property Type: Residential**
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         | \$ 828,000.00         |
| Improvements | <u>\$6,544,400.00</u> |
| Total        | \$7,372,400.00        |

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 5<sup>th</sup> day of November, 2003.

This decision was put on the record

November 4, 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

*Jackie J. Brown*

Jackie J. Brown



BOARD OF ASSESSMENT APPEALS  
STATE OF COLORADO  
DOCKET NUMBER 40281

STIPULATION (As To Tax Year 2002 Actual Value)

WXI/SPN REAL ESTATE LTD.,

Petitioner,

vs.

ARAPAHOE COUNTY BOARD OF EQUALIZATION,

Respondent.

THE PARTIES TO THIS ACTION entered into a Stipulation, regarding the tax year 2002 valuation of the subject property and jointly move the Board of Assessment Appeals to enter its Order based on this stipulation. A conference call with the petitioner and respondent have resulted in the following agreement:

Subject property is classified as warehouse/storage described as follows: 15301 E. Ford Ave.; County Schedule Number 1975-17-3-23-001; RA 421-028.

A brief narrative as to why the reduction was made: Analyzed market information.


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

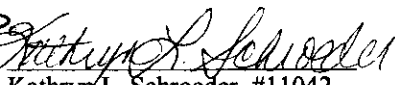
| ORIGINAL VALUE |              | NEW VALUE (2002) |              |
|----------------|--------------|------------------|--------------|
| Land           | \$ 828,000   | Land             | \$ 828,000   |
| Improvements   | \$ 6,624,000 | Improvements     | \$ 6,544,400 |
| Personal       | \$ _____     | Personal         | \$ _____     |
| Total          | \$ 7,452,000 | Total            | \$ 7,372,400 |


The valuation, as established above, shall be binding only with respect to the tax year 2002.

Both parties agree that the hearing before the Board of Assessment Appeals be vacated or is unnecessary if one has not yet been scheduled.

DATED this 24<sup>th</sup> day of October 2003.

  
Matthew W. Poling  
Deloitte & Touche  
555 17<sup>th</sup> Street, Ste. 3600  
Denver, CO 80202

  
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