

<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>AMERICAN SAVINGS &amp; LOAN ASSN.,</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: Jack Hanna CBIZ Property Tax Solutions</p> <p>Address: P.O. Box 2798 Littleton, Colorado 80161-2798</p> <p>Phone Number: 303-850-9945</p>	<p><b>Docket Number: 40416</b></p>
<p align="center"><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.: 1973-21-1-12-001**

**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	\$ 1,768,000.00
Improvements	\$ <u>7,102,000.00</u>
Total	\$ 8,870,000.00

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 records accordingly.

**DATED/MAILED** this 11<sup>th</sup> day of October, 2002.

This decision was put on the record

October 10, 2002

**BOARD OF ASSESSMENT APPEALS**

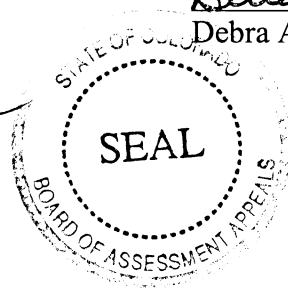
*Karen E Hart*

Karen E. Hart

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

*Marian F. Brennan*  
Marian F. Brennan

*Debra A. Baumbach*  
Debra A. Baumbach



BOARD OF ASSESSMENT APPEALS  
STATE OF COLORADO  
DOCKET NUMBER 40416

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

AMERICAN SAVINGS & LOAN ASSN,

Petitioner,

vs.

ARAPAHOE COUNTY BOARD OF EQUALIZATION,

Respondent.

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STATE OF COLORADO  
BOARD OF ASSESSMENT APPEALS

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 multi units and described as follows:

8851 E. Florida Ave., County Schedule Number 1973-21-1-12-001 RA 298-001

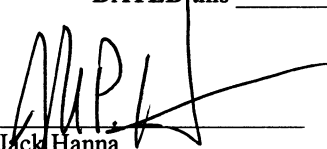
A brief narrative as to why the reduction was made: Analyzed cost, market and income information.


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

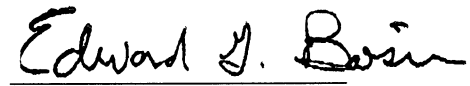
ORIGINAL VALUE		NEW VALUE (2002)	
Land	\$ 1,768,000	Land	\$ 1,768,000
Improvements	\$ 7,384,000	Improvements	\$ 7,102,000
Personal		Personal	\$ _____
Total	\$ 9,152,000	Total	\$ 8,870,000

The Board concurs with the Stipulation.

DATED this 8<sup>th</sup> day of Oct. 2002.

  
Jack Hanna  
CBIZ Property Tax Solutions  
P.O. Box 2798  
Littleton, CO 80161-2798

  
Kathryn L. Schroeder, #11042  
Attorney for Respondent  
Arapahoe County Bd. of Equalization  
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Edward G. Bosier  
Arapahoe County Assessor  
5334 South Prince Street  
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