

<p>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203</p> <hr/> <p>Petitioner:</p> <p>MISSION PLAZA AURORA,</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: Stevens & Associates Todd J. Stevens</p> <p>Address: 8005 S Chester St, Suite 340 Englewood, CO 80112</p> <p>Phone Number: (303) 347-1878</p>	<p>Docket Number: 40666</p>
<p>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.: 1975-32-3-16-002+3

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:

See Attached Stipulation

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.

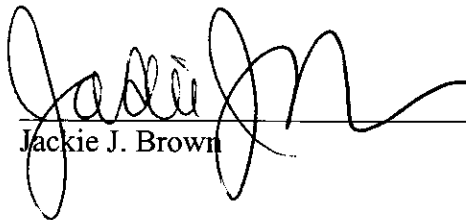
The Arapahoe County Assessor is directed to change his/her records accordingly.

DATED/MAILED this 3rd day of September, 2003.

This decision was put on the record

September 2, 2003

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


Jackie J. Brown

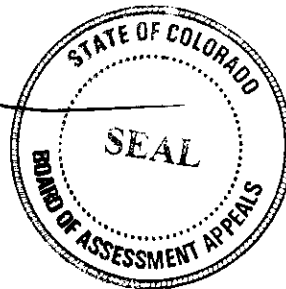
BOARD OF ASSESSMENT APPEALS



Karen E. Hart



Debra A. Baumbach



**BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO
DOCKET NUMBER 40666**

STIPULATION (As To Tax Year 2002 Actual Value)

MISSION PLAZA AURORA,

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 multi-use and described as follows: 15433, 15473, 15493, and 15403 E. Hampden Ave. See schedule numbers below; RA's 57-393 thru 396

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:

ACTUAL VALUES, AS ASSIGNED BY ARAPAHOE COUNTY

<u>SCHEDULE NO.</u>	<u>LAND VALUE</u>	<u>IMPROVEMENTS</u>	<u>TOTAL 2002 ACTUAL VALUE</u>
1975-32-3-16-002	\$219,863	\$470,137	\$690,000
1975-32-3-16-003	\$199,012	\$380,988	\$580,000
1975-32-3-16-004	\$115,500	\$234,500	\$350,000
1975-32-3-16-005	\$115,198	\$209,802	\$325,000

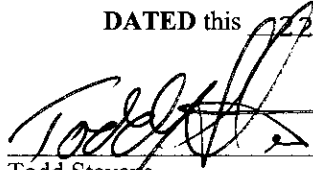
ACTUAL VALUES, AS AGREED TO BY ALL PARTIES

<u>SCHEDULE NO.</u>	<u>LAND</u>	<u>IMPROVEMENTS</u>	<u>TOTAL 2002 ACTUAL VALUE</u>
1975-32-3-16-002	\$219,863	\$448,290	\$668,153
1975-32-3-16-003	\$199,012	\$380,788	\$579,800
1975-32-3-16-004	\$115,500	\$229,405	\$344,905
1975-32-3-16-005	\$115,198	\$200,544	\$315,742
		Total	\$1,908,600

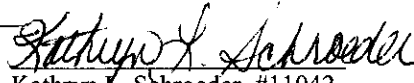
The valuation, as established above, shall be binding only with respect to the tax year 2002.

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 22nd day of August 2003.



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