

<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>AOF/RIVER FALLS AFFORDABLE HOUSING CORP,</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: Ronald S. Loser, Esq Address: 1700 Lincoln St. #1300 Denver, CO 80203 Phone Number: (303) 866-9400 Attorney Reg. No.: 1685</p>	<p><b>Docket Number: 40845</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.: 1975-07-4-01-005+1**

**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:

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 23<sup>rd</sup> day of December, 2003.

This decision was put on the record

December 22, 2003

**BOARD OF ASSESSMENT APPEALS**

*Karen E Hart*

Karen E. Hart

*Debra A Baumbach*

Debra A. Baumbach

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

*Jackie J. Brown*  
Jackie J. Brown



**BOARD OF ASSESSMENT APPEALS  
STATE OF COLORADO  
DOCKET NUMBER 40845**

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**STIPULATION (As To Tax Year 2002 Actual Value)**

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**AOF/RIVER FALLS AFFORDABLE HOUSING CORP.**

Petitioner,

vs.

**ARAPAHOE COUNTY BOARD OF EQUALIZATION,**

Respondent.

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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 units described as follows: 220 & 108 S. Sable Blvd.; See Schedule Numbers below; RA 341-016 & 023.

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>
1975-07-4-01-004	\$2,400,000	\$7,680,000	\$10,080,000
1973-07-4-01-005	\$2,710,000	\$8,672,000	\$11,382,000

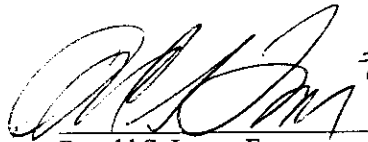
**ACTUAL VALUES, AS AGREED TO BY ALL PARTIES**

<u>SCHEDULE NO.</u>	<u>LAND</u>	<u>IMPROVEMENTS</u>	<u>TOTAL 2002 ACTUAL VALUE</u>
1975-07-4-01-004	\$2,400,000	\$6,600,000	\$ 9,000,000
1973-07-4-01-005	\$2,710,000	\$7,290,000	\$10,000,000

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

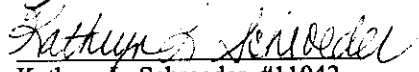
Both parties agree that the hearing before the Board of Assessment Appeals be vacated or is unnecessary if one has not yet been scheduled.

DATED this \_\_\_\_\_ day of \_\_\_\_\_ 2003.

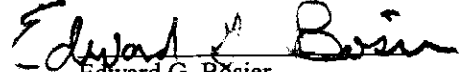


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