

<p>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203</p> <hr/> <p>Petitioner:</p> <p>TCR ENGLEWOOD HOLDINGS LTD.,</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: Ronald S. Loser, Esq. Brega & Winters</p> <p>Address: 1700 Lincoln Street #2222 Denver, Colorado 80203</p> <p>Phone Number: 303-866-9400</p> <p>Attorney Reg. No.: 1685</p>	<p>Docket Number: 40857</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.: See Attached

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

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.

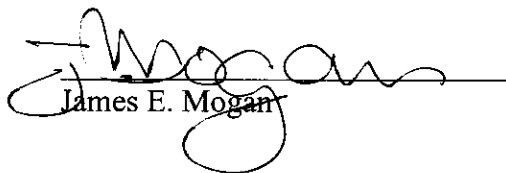
The Arapahoe County Assessor is directed to change his/her records accordingly.

DATED/MAILED this 10th day of April, 2003.


This decision was put on the record

April 9, 2003

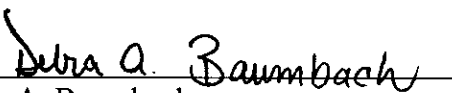
I hereby certify that this is a true and correct copy of the decision of the Board of Assessment Appeals


James E. Mogan

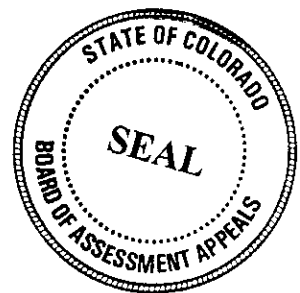
BOARD OF ASSESSMENT APPEALS



Karen E. Hart



Debra A. Baumbach



**BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO
DOCKET NUMBER 40857**

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

TCR ENGLEWOOD HOLDINGS LTD.,

Petitioner,

vs.

ARAPAHOE COUNTY BOARD OF EQUALIZATION,

Respondent.

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 mixed use or vacant land and described as follows:

Lot 1A Blk 2 Englewood City Center 1st Flg. RA 341-097
 Lot 2A Blk 5 Englewood City Center 1st Flg. RA 341-098
 Lot 3A Blk 5 Englewood City Center 1st Flg. RA 341-099
 See schedule numbers below.

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

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>
1971-33-4-05-001	\$ 1,865,670	\$ 6,670,330	\$ 8,536,000
1971-34-3-28-001	\$ 812,410		\$ 812,410
1971-34-3-28-002	\$ 1,515,020	\$20,011,980	\$21,527,000

ACTUAL VALUES, AS AGREED TO BY ALL PARTIES

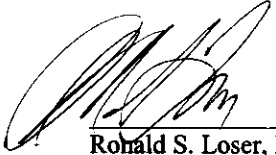
<u>SCHEDULE NO.</u>	<u>LAND VALUE</u>	<u>IMPROVEMENTS</u>	<u>TOTAL 2002 ACTUAL VALUE</u>
1971-33-4-05-001	\$ 1,865,670	\$ 6,670,330	\$ 8,536,000 no chg
<i>Res.</i>	\$ 1,705,670	\$ 6,118,330	\$ 7,824,000 no chg
<i>Comm'l</i>	\$ 160,000	\$ 552,000	\$ 712,000 no chg
1971-34-3-28-001	\$ 812,410 (change assessment ratio to 9.15%)		\$ 812,410

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 ARAPAHOE COUNTY
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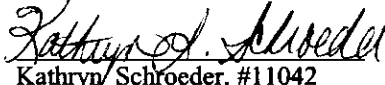
1971-34-3-28-002	\$ 1,515,020	\$18,227,980	\$19,743,000
<i>Res.</i>	\$ 1,415,020	\$16,707,980	\$18,123,000
<i>Comm'l</i>	\$ 100,000	\$ 1,520,000	\$ 1,620,000 <i>no chg</i>

The Board concurs with the Stipulation.

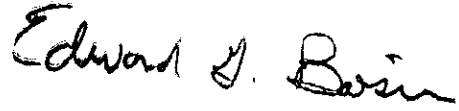
DATED this _____ day of _____ 2003.



Ronald S. Loser, Esq.
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Docket #40857