

<p>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203</p> <hr/> <p>Petitioner:</p> <p>CC INVESTORS 1996-4,</p> <p>v.</p> <p>Respondent:</p> <p>ARAPAHOE COUNTY BOARD OF COMMISSIONERS.</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., #340 Englewood, CO 80112</p> <p>Phone Number: (303) 347-1878</p>	<p>Docket Number: 41161</p>
<p align="center">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.: 1975-19-2-33-003

Category: Refund/Abatement Property Type: Commercial
2. Petitioner is protesting the 2001 actual value of the subject property.

3. The parties agreed that the 2001 actual value of the subject property should be reduced to:

Land	\$2,088,892.00
Improvements	<u>\$2,011,108.00</u>
Total	\$4,100,000.00

4. The Board concurs with the Stipulation.

ORDER:

Respondent is ordered to reduce the 2001 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 16th day of January, 2004.

This decision was put on the record

January 15, 2004

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

BOARD OF ASSESSMENT APPEALS


Karen E Hart

Karen E. Hart

Debra A Baumbach

Debra A. Baumbach

Jackie J. Brown
Jackie J. Brown



The seal is circular with a double-line border. The outer ring contains the text "STATE OF COLORADO" at the top and "BOARD OF ASSESSMENT APPEALS" at the bottom. In the center of the seal, the word "SEAL" is printed in a bold, sans-serif font.

**BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO
DOCKET NUMBER 41161**

STIPULATION (As To Tax Year 2001 Actual Value)

CC INVESTORS 1996-4,

Petitioner,

vs.

ARAPAHOE COUNTY BOARD OF COUNTY COMMISSIONERS,

Respondent.

THE PARTIES TO THIS ACTION entered into a Stipulation, regarding the tax year 2001 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 retail described as follows: 1450 S. Abilene St.; County Schedule Number 1975-19-2-33-003; 2001 Abatement

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

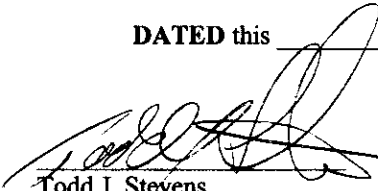
The parties have agreed that the 2001 actual value of the subject property should be reduced as follows:

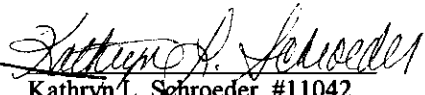
ORIGINAL VALUE		NEW VALUE (2001)	
Land	\$ 2,088,892	Land	\$ 2,088,892
Improvements	\$ 2,186,108	Improvements	\$ 2,011,108
Personal	\$ _____	Personal	\$ _____
Total	\$ 4,275,000	Total	\$ 4,100,000

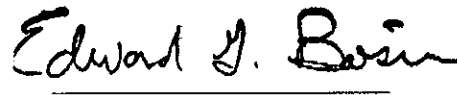
The valuation, as established above, shall be binding only with respect to the tax year 2001.

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

DATED this _____ day of _____ 2004.


Todd J. Stevens
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