

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	
Petitioner: SITUS ENTERPRISES, LLC., v. Respondent: ARAPAHOE COUNTY BOARD OF EQUALIZATION.	
Attorney or Party Without Attorney for the Petitioner: Name: Mike Walter 1 st Net Real Estate Services, Inc. Address: 2255 S. Wadsworth Blvd., Ste. 108 Lakewood, CO 80227 Phone Number: 720.962.5750	Docket Number: 41393
ORDER ON STIPULATION	

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.: 1971-34-3-00-073+4

Category: Valuation Property Type: Commercial
2. Petitioner is protesting the 2003 actual value of the subject property.

3. The parties agreed that the 2003 actual value of the subject property should be reduced to:

[PLEASE REFERENCE ATTACHED STIPULATION]

4. The Board concurs with the Stipulation.

ORDER:

Respondent is ordered to reduce the 2003 actual value of the subject property, as set forth above.

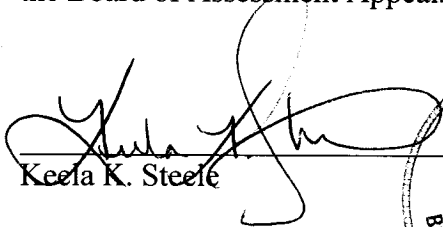
The Arapahoe County Assessor is directed to change his/her records accordingly.

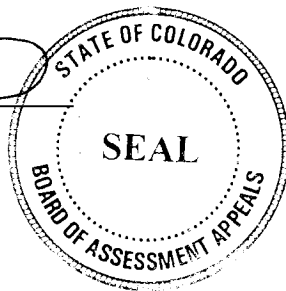
DATED/MAILED this 10th day of September, 2004.

This decision was put on the record

September 8, 2004

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

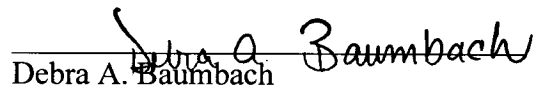

Keela K. Steele



BOARD OF ASSESSMENT APPEALS



Karen E. Hart


Debra A. Baumbach

**BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO
DOCKET NUMBER 41393**

STIPULATION (As To Tax Year 2003 Actual Value)

SITUS ENTERPRISES LLC,

Petitioner,

vs.

ARAPAHOE COUNTY BOARD OF EQUALIZATION,

Respondent.

THE PARTIES TO THIS ACTION entered into a Stipulation, regarding the tax year 2003 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 commercial and described as follows: See schedule numbers below, RA's 3165-006 thru 010.

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

The parties have agreed that the 2003 actual value of the subject property should be reduced as follows:

2003 ASSESSED VALUES

PPI NUMBER	LAND VALUE	IMPROVEMENTS	ADJUSTED VALUE
1971-34-3-00-073	\$1,163,756	\$7,336,244	\$8,500,000
1971-34-3-20-026	\$903,573	\$15,442	\$919,015
1971-34-3-20-025	\$230,826	\$3,946	\$234,772
1971-34-3-22-008	\$339,466	\$5,967	\$345,433
2077-03-2-04-012	\$484,375	\$308,980	\$793,355

ADJUSTED 2003 VALUES

PPI NUMBER	LAND VALUE	IMPROVEMENTS	ADJUSTED VALUE
1971-34-3-00-073	\$1,163,756	\$7,336,244	\$8,500,000 (no chg)
1971-34-3-20-026	\$300	\$300	\$600
1971-34-3-20-025	\$300	\$300	\$600
1971-34-3-22-008	\$300	\$300	\$600
2077-03-2-04-012	\$250,000	\$248,200	\$498,200
TOTAL			\$9,000,000

The valuation, as established above, shall be binding only with respect to the tax year 2003.

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 BOARD OF ASSESSMENT APPEALS
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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 30TH day of AUGUST 2004.



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