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| <p><b>BOARD OF ASSESSMENT APPEALS,<br/>STATE OF COLORADO</b><br/>1313 Sherman Street, Room 315<br/>Denver, Colorado 80203</p> <hr/> <p>Petitioner:</p> <p><b>CSM PARKERS LANDING INC,</b></p> <p>v.</p> <p>Respondent:</p> <p><b>ARAPAHOE COUNTY BOARD OF<br/>EQUALIZATION.</b></p> |                                    |
| <p>Attorney or Party Without Attorney for the Petitioner:</p> <p>Name: Alan Poe, Esq.<br/>Holland &amp; Hart</p> <p>Address: 8390 E. Crescent Parkway, Suite 400<br/>Greenwood Village, CO 80111</p> <p>Phone Number: 303.696.9666</p>  | <p><b>Docket Number: 42163</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.: 1973-35-1-16-001+2**

**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 18<sup>th</sup> day of March, 2005.

This decision was put on the record

March 17, 2005

**BOARD OF ASSESSMENT APPEALS**

*Karen E Hart*

Karen E. Hart

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

*Debra A. Baumbach*

Debra A. Baumbach

*Keela K. Steele*  
Keela K. Steele



**BOARD OF ASSESSMENT APPEALS  
STATE OF COLORADO  
DOCKET NUMBER 42163**

**STIPULATION (As To Tax Years 2003 Actual Value)**

**CSM PARKERS LANDING INC.,**

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 offices/multi use and described as follows: See schedule numbers below. RA's 3920-009-011.

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

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

**ACTUAL VALUES, AS ASSIGNED BY ARAPAHOE COUNTY**

| <b>SCHEDULE NO.</b> | <b>LAND VALUE</b> | <b>IMPROVEMENTS</b> | <b>TOTAL 2003<br/>ACTUAL VALUE</b> |
|---------------------|-------------------|---------------------|------------------------------------|
| 1973-35-1-16-001    | \$438,325         | \$1,461,675         | \$1,900,000                        |
| 1973-35-1-16-002    | \$2,316,844       | \$4,933,156         | \$7,250,000                        |
| 1973-35-4-05-001    | \$93,650          | \$196,350           | \$290,000                          |

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

| <b>SCHEDULE NO.</b> | <b>LAND VALUE</b> | <b>IMPROVEMENTS</b> | <b>TOTAL 2003<br/>ACTUAL VALUE</b> |
|---------------------|-------------------|---------------------|------------------------------------|
| 1973-35-1-16-001    | \$438,325         | \$1,043,701         | \$1,482,026                        |
| 1973-35-1-16-002    | \$2,316,844       | \$3,563,480         | \$5,880,324                        |
| 1973-35-4-05-001    | \$93,650          | \$144,000           | \$237,650                          |
| <b>TOTAL</b>        |                   |                     | <b>\$7,600,000</b>                 |

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

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

DATED this 3rd day of February 2005.



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