

<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>EAST ILIFF INVESTORS,</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: Ron Loser, Esq. Address: 1700 Lincoln Street, #1300 Denver, CO 80203 Phone Number: 303.866.9400</p>	<p><b>Docket Number: 42360</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.: 1975-27-1-02-001**

**Category: Valuation      Property Type: Vacant Land**
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:

Land:	\$2,436,700.00
Improvements:	\$2,002,200.00
Total:	\$ 442,330.00

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.

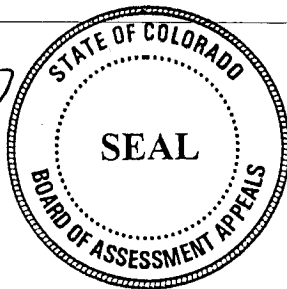
**DATED/MAILED** this 4<sup>th</sup> day of August, 2004.

This decision was put on the record

August 2, 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

ORIGINAL

BOARD OF ASSESSMENT APPEALS  
STATE OF COLORADO  
DOCKET NUMBER 42360

STIPULATION (As To Tax Years 2003 Actual Value)

EAST ILIFF INVESTORS,

Petitioner,

vs.

ARAPAHOE COUNTY BOARD OF EQUALIZATION,

Respondent.

STATE OF COLORADO  
BOARD OF ASSESSMENT APPEALS

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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 and described as follows: See schedule numbers below. RA's 3911-046 thru 48.

A brief narrative as to why the reduction was made: Analyzed market information and developer's discount.

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

SCHEDULE NO.	LAND VALUE	IMPROVEMENTS	TOTAL 2003 ACTUAL VALUE
1975-27-1-02-001	\$3,048,474		\$3,048,474
1975-27-2-02-001	\$2,397,000		\$2,397,000
1975-27-2-03-001	\$ 623,000		\$ 623,000

ACTUAL VALUES, AS AGREED TO BY ALL PARTIES

SCHEDULE NO.	LAND	IMPROVEMENTS	TOTAL 2003 ACTUAL VALUE
1975-27-1-02-001	\$2,436,700		\$2,436,700
1975-27-2-02-001	\$2,002,200		\$2,002,200
1975-27-2-03-001	\$ 442,330		\$ 442,330

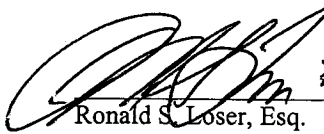
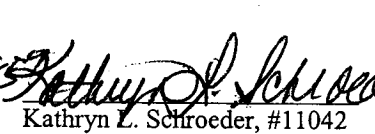
The valuation, as established above, shall be binding only with respect to the tax year 2004. Both parties agree that the hearing before the Board of Assessment Appeals on this matter be vacated or is unnecessary if one has not yet been scheduled.

STATE OF COLORADO  
BOARD OF ASSESSMENT APPEALS

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DATED this \_\_\_\_\_ day of \_\_\_\_\_ 2004.

 #1085  Edward G. Bosier

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Docket 42360