

<p>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203</p> <hr/> <p>Petitioner:</p> <p>IAGC, LLC,</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: Kevin Higgins Marcus & Millichap</p> <p>Address: 1401 17TH Street, #1100 Denver, CO 80202-1249</p> <p>Phone Number: 303.320.1300</p>	<p>Docket Number: 42423</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.: 2077-17-2-17-001

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:

Land:	\$104,225.00
Improvements:	<u>\$795,775.00</u>
Total:	\$900,000.00

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 20th day of August, 2004.

This decision was put on the record

August 19, 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

Keela K. Steele
Keela K. Steele



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 42423**

STIPULATION (As To Tax Year 2003 Actual Value)

IAGC 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 multi-use and described as follows: 5302 So. Federal Cir.; County Schedule Number 2077-17-2-17-001; RA 2164.

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:

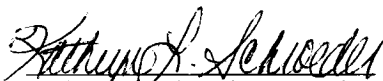
ORIGINAL VALUE		NEW VALUE (2003)	
Land	\$ 104,225	Land	\$ 104,225
Improvements	\$ 845,775	Improvements	\$ 795,775
Personal	\$ _____	Personal	\$ _____
Total	\$ 950,000	Total	\$ 900,000

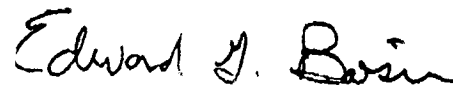
The valuation, as established above, shall be binding only with respect to the tax year 2003.

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

DATED this 10 day of August 2004.


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