

<p>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203</p> <hr/> <p>Petitioner:</p> <p>INTERVEST BRADFORD II LTD.,</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: Ronald S. Loser, Esq. Robinson Waters and O’Dorisio</p> <p>Address: 1099 18th Street, Suite 2600 Denver, CO 80202-1926</p> <p>Phone Number: 303-297-2750</p> <p>Attorney Reg. No.: 1685</p>	<p>Docket Number: 43450</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.: 2075-27-3-20-001

Category: Refund/Abatement Property Type: Commercial
2. Petitioner is protesting the 2001 and 2002 actual value of the subject property.

3. The parties agreed that the 2001 and 2002 actual value of the subject property should be reduced to:

SEE ATTACHED STIPULATION

4. The Board concurs with the Stipulation.

ORDER:

Respondent is ordered to reduce the 2001 and 2002 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 7th day of July, 2004.

This decision was put on the record

July 6, 2004

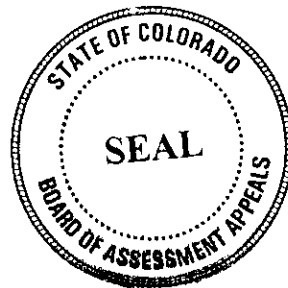
BOARD OF ASSESSMENT APPEALS

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

Mary J. Helfer
Mary J. Helfer



**BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO
DOCKET NUMBER 43450**

STIPULATION (As To Tax Years 2001 and 2002 Actual Value)

INTERVEST BRADFORD II LTD,

Petitioner,

vs.

ARAPAHOE COUNTY BOARD OF COMMISSIONERS,

Respondent.

RECEIVED
04 JUL -6 AM 7:45
BOARD OF ASSESSMENT APPEALS

THE PARTIES TO THIS ACTION entered into a Stipulation regarding the tax year 1998 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 lodging and described as follows: 7150 S. Clinton St.; County Schedule Number 2075-27-3-20-001; 2001 and 2002 Abmt.

A brief narrative as to why the reduction was made: Analyzed residential vs. commercial classification.

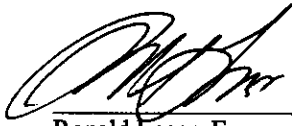
The parties have agreed that the 2001 and 2002 actual value of the subject property should be reduced as follows:

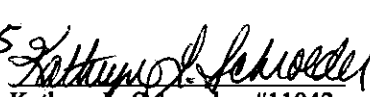
ORIGINAL VALUE	NEW VALUE (2001 & 2002)	
	RESIDENTIAL	COMMERCIAL
Land	\$ 1,460,736	\$ 579,912
Improvements	\$ 5,539,264	\$ 1,881,488
Personal	\$ _____	\$ _____
Total	\$ 7,000,000	\$ 2,461,400
	Assessment ratio @ 9.15%	\$ 3,738,600 @29%


The valuation, as established above, shall be binding only with respect to the tax years 2001 and 2002.

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 _____ day of _____ 2004.

 #16859
Ronald Loser, Esq.
Robinson Waters & O'Dorizio
1099 18th Street, Ste. 2600
Denver, CO 80202-1926
(303) 297-2750


Kathryn L. Schroeder, #11042
Attorney for Respondent
Arapahoe County Bd. of Equalization
5334 South Prince Street
Littleton, CO 80166
(303) 795-4639


Edward G. Bosier
Arapahoe County Assessor
5334 South Prince Street
Littleton, CO 80166
(303) 795-4600

Docket 43450

ARAPAHOE COUNTY

JUN 23 2004

ATTORNEY'S OFFICE