

**BOARD OF ASSESSMENT APPEALS,
STATE OF COLORADO**
1313 Sherman Street, Room 315
Denver, Colorado 80203

Petitioner:

SFERS REAL ESTATE CORP. X,

v.

Respondent:

ARAPAHOE COUNTY BOARD OF EQUALIZATION.

Attorney or Party Without Attorney for the Petitioner:

Docket Number: 43851

Name: Alan Poe, Esq.
Holland & Hart
Address: 8390 E. Crescent Parkway, Suite 400
Greenwood Village, CO 80111
Phone Number: 303.290.1616

AMENDMENT TO ORDER (On Stipulation)

THE BOARD OF ASSESSMENT APPEALS hereby amends its 2004 Order in the above-captioned appeal to reflect that the Actual Land Value for Schedule No. 2075-25-3-05-001 is \$789,324.

In all other respects, the November 5, 2004 Order shall remain in full force and effect.

DATED/MAILED this 19th day of November, 2004.

This amendment was put on the record

November 18, 2004

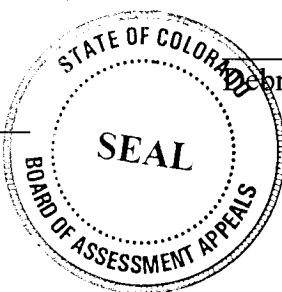
BOARD OF ASSESSMENT APPEALS

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.

Keela K. Steele
Keela K. Steele

Debra A. Baumbach
Debra A. Baumbach



**BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO
DOCKET NUMBER 43851**

AMENDED STIPULATION (As To Tax Years 2004 Actual Value)

SFERS REAL ESTATE CORP X,

Petitioner,

vs.

ARAPAHOE COUNTY BOARD OF EQUALIZATION,

Respondent.

THE PARTIES TO THIS ACTION entered into a Stipulation regarding the tax year 2004 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 warehouse/storage and described as follows: See schedule numbers below. RA's 400-008 thru 012.

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

The parties have agreed that the 2004 actual value of the subject property should be reduced as follows:

ACTUAL VALUES, AS ASSIGNED BY ARAPAHOE COUNTY

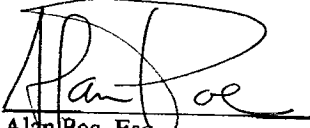
SCHEDULE NO.	LAND VALUE	IMPROVEMENTS	TOTAL 2004 ACTUAL VALUE
2075-25-3-05-001	\$798,324	\$4,488,676	\$5,287,000
2075-25-3-05-002	\$130,680	\$ 619,320	\$ 750,000
2075-25-3-05-003	\$141,525	\$1,088,475	\$1,230,000
2075-25-3-05-004	\$127,674	\$ 672,326	\$ 800,000
2075-25-3-05-005	\$174,459	\$1,192,541	\$1,367,000


ACTUAL VALUES, AS AGREED TO BY ALL PARTIES


SCHEDULE NO.	LAND VALUE	IMPROVEMENTS	TOTAL 2004 ACTUAL VALUE
2075-25-3-05-001	\$789,324	\$3,694,076	\$4,483,400
2075-25-3-05-002	\$130,680	\$ 505,320	\$ 636,000
2075-25-3-05-003	\$141,525	\$ 901,475	\$1,043,000
2075-25-3-05-004	\$127,674	\$ 550,726	\$ 678,400
2075-25-3-05-005	\$174,459	\$ 984,741	\$1,159,200
TOTAL			\$8,000,000

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.

DATED this _____ day of _____ 2004.


Alan Poe, Esq
Holland & Hart
83890 E. Crescent Parkway
Suite 400
Greenwood Village, CO 80111


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 43851

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	
<hr/> Petitioner: SFERS REAL ESTATE CORP X, v. Respondent: ARAPAHOE COUNTY BOARD OF EQUALIZATION.	
Attorney or Party Without Attorney for the Petitioner: Name: Alan Poe, Esq. Holland & Hart Address: 8390 E. Crescent Parkway, Suite 400 Greenwood Village, CO 80111 Phone Number: 303.290.1616	Docket Number: 43851
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.: 2075-25-3-05-005+4

Category: Valuation Property Type: Commercial
2. Petitioner is protesting the 2004 actual value of the subject property.

3. The parties agreed that the 2004 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 2004 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 6th day of November, 2004.

This decision was put on the record

November 5, 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 R. Steele
Keela R. Steele



BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO
DOCKET NUMBER 43851

STIPULATION (As To Tax Years 2004 Actual Value)

SFERS REAL ESTATE CORP X,

Petitioner,

vs.

ARAPAHOE COUNTY BOARD OF EQUALIZATION,

Respondent.

THE PARTIES TO THIS ACTION entered into a Stipulation regarding the tax year 2004 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 warehouse/storage and described as follows: See schedule numbers below. RA's 400-008 thru 012.

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

The parties have agreed that the 2004 actual value of the subject property should be reduced as follows:

ACTUAL VALUES, AS ASSIGNED BY ARAPAHOE COUNTY

SCHEDULE NO.	LAND VALUE	IMPROVEMENTS	TOTAL 2004 ACTUAL VALUE
2075-25-3-05-001	\$798,324	\$4,488,676	\$5,287,000
2075-25-3-05-002	\$130,680	\$ 619,320	\$ 750,000
2075-25-3-05-003	\$141,525	\$1,088,475	\$1,230,000
2075-25-3-05-004	\$127,674	\$ 672,326	\$ 800,000
2075-25-3-05-005	\$174,459	\$1,192,541	\$1,367,000

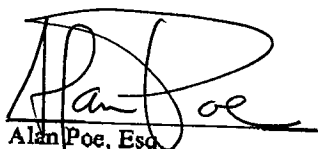
ACTUAL VALUES, AS AGREED TO BY ALL PARTIES

SCHEDULE NO.	LAND VALUE	IMPROVEMENTS	TOTAL 2004 ACTUAL VALUE
2075-25-3-05-001	\$798,324	\$3,694,076	\$4,483,400
2075-25-3-05-002	\$130,680	\$ 505,320	\$ 636,000
2075-25-3-05-003	\$141,525	\$ 901,475	\$1,043,000
2075-25-3-05-004	\$127,674	\$ 550,726	\$ 678,400
2075-25-3-05-005	\$174,459	\$ 984,741	\$1,159,200
TOTAL			\$8,000,000

RECEIVED
 OCT 29 5 51 PM '04
 STATE OF COLORADO
 BOARD OF ASSESSMENT APPEALS

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.

DATED this _____ day of _____ 2004.



Alan Poe, Esq.
Holland & Hart
83890 E. Crescent Parkway
Suite 400
Greenwood Village, CO 80111



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 43851