

<b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	<b>Docket Number: 43992</b>
Petitioner: <b>INVERNESS ASSOCIATES LLC,</b>  v.  Respondent: <b>ARAPAHOE COUNTY BOARD OF EQUALIZATION.</b>	
<b>ORDER ON STIPULATION</b>	

**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.: 2075-35-3-09-004**

**Category: Valuation      Property Type: Commercial Real**
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:  

**Total Value:            \$4,000,000**

(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 AND MAILED** this 29th day of August 2005.

**BOARD OF ASSESSMENT APPEALS**

This decision was put on record

August 26, 2005

---

*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 Steele*

---

Keela Steele



BOARD OF ASSESSMENT APPEALS  
STATE OF COLORADO  
DOCKET NUMBER 43992

ARAPAHOE COUNTY

STIPULATION (As To Tax Years 2004 Actual Value)

AUG 15 2005

INVERNESS ASSOCIATES LLC,

ARAPAHOE COUNTY

ATTORNEY'S OFFICE

Petitioner,

AUG 24 2005

vs.

ATTORNEY'S OFFICE

ARAPAHOE COUNTY

AUG 08 2005

ARAPAHOE COUNTY BOARD OF EQUALIZATION,

ATTORNEY'S OFFICE

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 office and described as follows: 2 Inverness Dr. E.; County Schedule Number: 2075-35-3-09-004; RA 389-002.

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

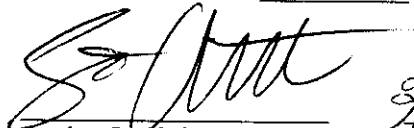
ORIGINAL VALUE		NEW VALUE (2004)	
Land	\$ 1,407,203	Land	\$ 1,407,203
Improvements	\$ 3,092,797	Improvements	\$ 2,592,797
Personal	\$ _____	Personal	\$ _____
Total	\$ 4,500,000	Total	\$ 4,000,000

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

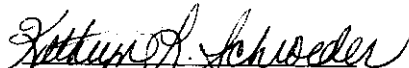
The valuation, as established above, shall be binding only with respect to the tax year 2004.

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.

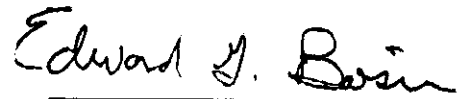
DATED this 5<sup>th</sup> day of August 2005.



Stephen L. Christensen  
2 Inverness Dr. E. #200  
Englewood, CO 80112



Kathryn L. Schroeder, #11042  
Attorney for Respondent  
Arapahoe Cty 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