

<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>QUEBEC-ILIFF JOINT VENTURE, ET AL,</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: Mike Walter 1<sup>st</sup> Net Real Estate Services, Inc.</p> <p>Address: 2255 S. Wadsworth Blvd., Ste. 108 Lakewood, CO 80227</p> <p>Phone Number: 720.962.5750</p>	<p><b>Docket Number: 44162</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.: 1973-28-2-05-004+6**

**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 26<sup>th</sup> day of October, 2004.

**BOARD OF ASSESSMENT APPEALS**

This decision was put on the record

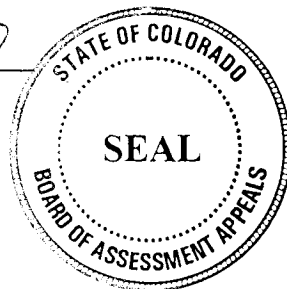
October 25, 2004

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 K. Steele  
Keela K. Steele



**BOARD OF ASSESSMENT APPEALS  
STATE OF COLORADO  
DOCKET NUMBER 44162**

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STIPULATION (As To Tax Years 2004 Actual Value)

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**QUEBEC-ILIFF JOINT VENTURE and 304 INVESTMENT CO,**

Petitioner,

vs.

**ARAPAHOE COUNTY BOARD OF EQUALIZATION,**

Respondent.

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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 commercial and described as follows: See schedule numbers below. RA's 390-038 thru 44.

A brief narrative as to why the reduction was made: Applied 2003 settled values. No unusual conditions exist.

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**

<b>SCHEDULE NO.</b>	<b>LAND VALUE</b>	<b>IMPROVEMENTS</b>	<b>TOTAL 2004 ACTUAL VALUE</b>
1973-28-2-08-008	\$ 432,666	\$ 867,334	\$ 1,300,000
1973-28-2-08-001	120,000	90,000	210,000
1973-28-2-05-001	299,556	23,351	322,907
1973-28-2-05-003	665,952	2,134,048	2,800,000
1973-28-2-05-004	1,026,834	973,166	2,000,000
1973-28-2-05-006	274,788	105,212	380,000
1973-28-2-05-007	872,808	3,577,192	4,450,000
<b>TOTAL</b>			<b>\$11,462,907</b>

**ACTUAL VALUES, AS AGREED TO BY ALL PARTIES**

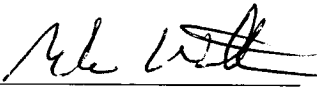
<b>SCHEDULE NO.</b>	<b>LAND VALUE</b>	<b>IMPROVEMENTS</b>	<b>TOTAL 2004 ACTUAL VALUE</b>
1973-28-2-08-008	\$ 432,666	\$ 966,334	\$ 1,399,000
1973-28-2-08-001	120,000	188,460	308,460

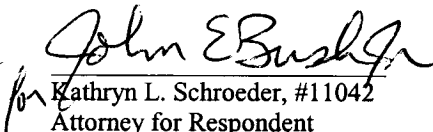
1973-28-2-05-001	299,556	444	300,000
1973-28-2-05-003	665,952	1,938,617	2,604,569
1973-28-2-05-004	1,026,834	873,166	1,900,000
1973-28-2-05-006	274,788	171,648	446,436
1973-28-2-05-007	872,808	3,018,727	3,891,535

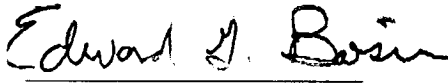
**TOTAL      \$10,850,000**

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 11<sup>TH</sup> day of OCTOBER 2004.

  
Mike Walter  
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Arapahoe County Assessor  
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Docket 44162