

<p>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203</p> <hr/> <p>Petitioner:</p> <p>ZEFF PROPERTIES,</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: Mike Walter 1st Net Real Estate Services, Inc. Address: 3333 S. Wadsworth Blvd., Ste. 200 Lakewood, CO 80227 Phone Number: 720.962.5750</p>	<p>Docket Number: 44163</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.: 1973-21-2-07-001

Category: Valuation Property Type: Residential
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:

Land:	\$ 1,997,500.00
Improvements:	<u>\$14,002,500.00</u>
Total:	\$16,000,000.00

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 28th day of April, 2005.

BOARD OF ASSESSMENT APPEALS

This decision was put on the record

April 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

Karla K. Steele
Karla K. Steele



**BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO
DOCKET NUMBER 44163**

STIPULATION (As To Tax Year 2004 Actual Value)

ZEFF PROPERTIES,

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 multi units and described as follows: 7575 E. Arkansas Ave.; County Schedule # 1973-21-2-07-001; RA 390-048.

A brief narrative as to why the reduction was made: Analyzed market information.

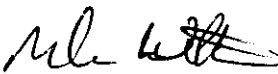
The parties have agreed that the 2004 actual value of the subject property should be reduced as follows:

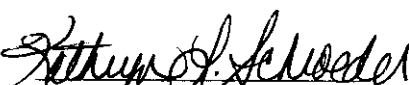
ORIGINAL VALUE		NEW VALUE (2004)	
Land	\$ 1,997,500	Land	\$ 1,997,500
Improvements	\$ 15,862,500	Improvements	\$ 14,002,500
Personal	\$ _____	Personal	\$ _____
Total	\$ 17,860,000	Total	\$ 16,000,000


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 be vacated or is unnecessary if one has not yet been scheduled.

DATED this 15TH day of April 2005.


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