

**BOARD OF ASSESSMENT APPEALS,  
STATE OF COLORADO**

1313 Sherman Street, Room 315  
Denver, Colorado 80203

Petitioner:

**SITUS ENTERPRISES, LLC,**

v.

Respondent:

**ARAPAHOE COUNTY BOARD OF EQUALIZATION.**

Attorney or Party Without Attorney for the Petitioner:

**Docket Number: 44185**

Name: Mike Walter  
1<sup>st</sup> Net Real Estate Services, Inc.  
Address: 2255 S. Wadsworth Blvd., Ste. 108  
Lakewood, CO 80227  
Phone Number: 720.962.5750

**AMENDMENT TO ORDER (On Stipulation)**

**THE BOARD OF ASSESSMENT APPEALS** hereby amends its 2004 Order in the above-captioned appeal to reflect that the 2004 Assessed Values for PPI Numbers 1971-34-3-20-028 and 1971-34-3-20-027 have been revised [PLEASE REFERENCE ATTACHED CORRECTED STIPULATION].

In all other respects, the October 21, 2004 Order shall remain in full force and effect.

**DATED/MAILED** this 9<sup>th</sup> day of November 2004.

This amendment was put on the record

November 8, 2004

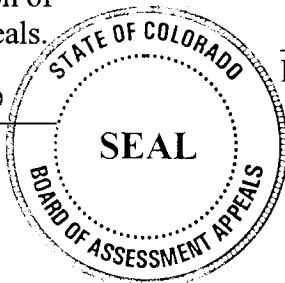
**BOARD OF ASSESSMENT APPEALS**

*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 44185**

**CORRECTED STIPULATION (As To Tax Year 2004 Actual Value)**

**SITUS ENTERPRISES LLC,**

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 commercial and described as follows: See schedule numbers below; RA's 390-027 thru 031.

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

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

**2004 ASSESSED VALUES**

PPI NUMBER	LAND VALUE	IMPROVEMENTS	ADJUSTED VALUE
1971-34-3-00-092	\$1,163,756	\$7,336,244	\$8,500,000
1971-34-3-20-028	793,523	15,442	808,965
1971-34-3-20-027	120,962	2,208	123,170
1971-34-3-22-008	\$339,466	\$5,967	\$345,433
2077-03-2-04-012	\$484,375	\$308,980	\$793,355


**ADJUSTED 2004 VALUES**

PPI NUMBER	LAND VALUE	IMPROVEMENTS	ADJUSTED VALUE
1971-34-3-00-092	\$1,163,756	\$7,336,244	\$8,500,000 (no chg)
1971-34-3-20-028	\$300	\$300	\$600
1971-34-3-20-027	\$300	\$300	\$600
1971-34-3-22-008	\$300	\$300	\$600
2077-03-2-04-012	\$250,000	\$248,200	\$498,200
		TOTAL	\$9,000,000

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.

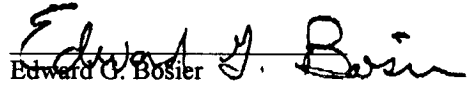
DATED this 27<sup>th</sup> day of OCTOBER 2004.



Mike Walter  
1<sup>st</sup> Net Real Estate Services  
2255 S. Wadsworth Blvd. Ste. 108  
Lakewood, CO 80227



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



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

Docket # 44185

<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>SITUS ENTERPRISES, LLC,</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. Address: 2255 S. Wadsworth Blvd., Ste. 108 Lakewood, CO 80227 Phone Number: 720.962.5750</p>		<p><b>Docket Number: 44185</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.: 1971-34-3-00-092+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 23<sup>rd</sup> day of October, 2004.

This decision was put on the record

October 21, 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**

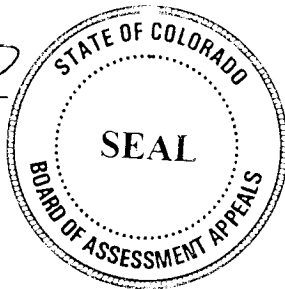
*Karen E Hart*

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*Keela K. Steele*  
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**BOARD OF ASSESSMENT APPEALS  
STATE OF COLORADO  
DOCKET NUMBER 44185**

**STIPULATION (As To Tax Year 2004 Actual Value)**

**SITUS ENTERPRISES LLC,**

Petitioner,

vs.

**ARAPAHOE COUNTY BOARD OF EQUALIZATION,**

Respondent.

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**ADJUSTED 2004 VALUES**

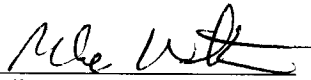
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 BOARD OF ASSESSMENT APPEALS

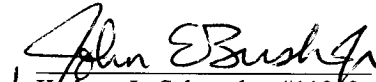
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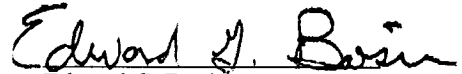
DATED this 11<sup>TH</sup> day of OCTOBER 2004.



Mike Walter  
1<sup>st</sup> Net Real Estate Services  
2255 S. Wadsworth Blvd. Ste. 108  
Lakewood, CO 80227



for Kathryn L. Schroeder, #11042  
Attorney for Respondent  
Arapahoe County Bd. of Equalization  
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