

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	
Petitioner: TR AURORA CORPORATE PLAZA, v. Respondent: ARAPAHOE COUNTY BOARD OF EQUALIZATION.	
Attorney or Party Without Attorney for the Petitioner: Name: Ronald S. Loser, Esq. Robinson, Waters and O’Dorizio Address: 1099 18 th Street, Suite 2600 Denver, CO 80202-1926 Phone Number: 303.297.2600	Docket Number: 44290
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.: 1973-25-3-21-001+2

Category: Valuation Property Type: Mixed Use
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 5th day of November, 2004.

This decision was put on the record

November 3, 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

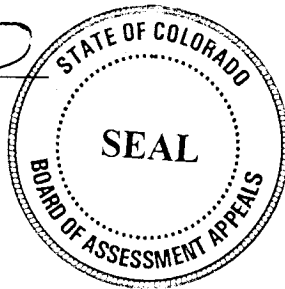
Karen E Hart

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Debra A. Baumbach

Debra A. Baumbach

Keela K. Steele
Keela K. Steele



**BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO
DOCKET NUMBER 44290**

STIPULATION (As To Tax Years 2004 Actual Value)

TR AURORA CORPORATE PLAZA,

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 offices and vacant land and described as follows: See schedule numbers below. RA's 391-060, 062 & 063.

A brief narrative as to why the reduction was made: Analyzed market information and developer's discount.

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

<u>SCHEDULE NO.</u>	<u>LAND VALUE</u>	<u>IMPROVEMENTS</u>	<u>TOTAL 2004 ACTUAL VALUE</u>
1973-25-3-21-001	\$3,192,774	\$11,307,226	\$14,500,000
1973-25-3-24-001	\$1,871,850	\$ 6,128,150	\$ 8,000,000
1973-25-3-24-002	\$1,835,535		\$ 1,835,535

ACTUAL VALUES, AS AGREED TO BY ALL PARTIES

<u>SCHEDULE NO.</u>	<u>LAND</u>	<u>IMPROVEMENTS</u>	<u>TOTAL 2004 ACTUAL VALUE</u>
1973-25-3-21-001	\$3,192,774	\$10,807,226	\$14,000,000
1973-25-3-24-001	\$1,871,850	\$ 6,028,150	\$ 7,900,000
1973-25-3-24-002	\$1,500,000		<u>\$ 1,500,000</u>
			\$23,400,000

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.

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DATED this _____ day of _____ 2004.

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