

<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>THIRTEEN ONE ELEVEN-CORP.,</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: Steve A. Evans The E Company Address: P.O. Box 260511 Highlands Ranch, CO 80163 Phone Number: 720.351.3515</p>	<p><b>Docket Number: 44437</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.: 2075-25-1-06-004+1**

**Category: Valuation      Property Type: Vacant Land**
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 14<sup>th</sup> day of January, 2005.

This decision was put on the record

January 13, 2005

**BOARD OF ASSESSMENT APPEALS**

Karen E Hart

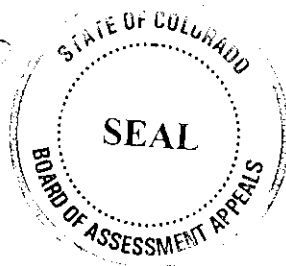
Karen E. Hart

I hereby certify that this is a true and correct copy of the decision of the Board of Assessment Appeals

Debra A. Baumbach

Debra A. Baumbach

Keela K. Steele



**BOARD OF ASSESSMENT APPEALS  
STATE OF COLORADO  
DOCKET NUMBER 44437**

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

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**THIRTEEN ONE ELEVEN-CORP.,**

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 vacant land and described as follows: See County Schedule Numbers below; RA's 367-002 & 004.

A brief narrative as to why the reduction was made: Applied final 2004 value. No unusual conditions exist between 2003 and 2004.

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>
2075-25-1-06-004	\$ 500,373	\$3,199,627	\$3,700,000
2075-25-1-06-005	\$ 1,200,703		\$1,200,703


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

<u>SCHEDULE NO.</u>	<u>LAND</u>	<u>IMPROVEMENTS</u>	<u>TOTAL 2004 ACTUAL VALUE</u>
2075-25-1-06-004	\$ 500,373	\$3,199,627	\$3,700,000
2075-25-1-06-005	\$ 900,527		<u>\$ 900,527</u>
			\$4,600,527

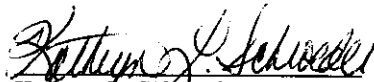
The valuation, as established above, shall be binding only with respect to the tax year 2004.

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 3<sup>rd</sup> day of January 2005



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Docket # 44437