

<b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	<b>Docket Number: 46522</b>
Petitioner: <b>M &amp; J INVESTORS LLP,</b>  v.  Respondent: <b>ARAPAHOE COUNTY BOARD OF COMMISSIONERS.</b>	
<b>ORDER ON STIPULATION</b>	

**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.: 2077-34-3-04-002**  
  
**Category: Abatement      Property Type: Industrial**
2. Petitioner is protesting the 03-04 actual value of the subject property.
3. The parties agreed that the 03-04 actual value of the subject property should be reduced to:  
  

**Total Value:            \$10,809,000**  
 (Reference Attached Stipulation)
4. The Board concurs with the Stipulation.

**ORDER:**

Respondent is ordered to reduce the 03-04 actual value of the subject property, as set forth above.

The Arapahoe County Assessor is directed to change his/her records accordingly.

**DATED AND MAILED** this 3rd day of April 2008.

**BOARD OF ASSESSMENT APPEALS**

This decision was put on record

April 2, 2008

*Karen E Hart*

Karen E. Hart

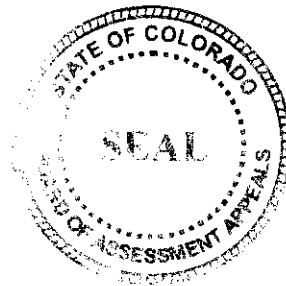
I hereby certify that this is a true and correct copy of the decision of the Board of Assessment Appeals.

*Debra A Baumbach*

Debra A. Baumbach

*Toni Rigirozzi*

Toni Rigirozzi



BOARD OF ASSESSMENT APPEALS  
STATE OF COLORADO  
DOCKET NUMBER 46522

STATE OF COLORADO  
BOARD OF ASSESSMENT APPEALS  
2008 APR -2 PM 1:34

STIPULATION (As To Tax Year 2003 & 2004 (Actual Value))

M & J Investors LLP

Petitioners,

vs.

ARAPAHOE COUNTY BOARD OF COUNTY COMMISSIONERS,

Respondent.

THE PARTIES TO THIS ACTION entered into a Stipulation, regarding the tax year 2003 and 2004 valuation of the subject properties and jointly moves 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 industrial and described as follows: 8000 Southpark Terrace, County Schedule Number 2077-34-3-04-002.

A brief narrative as to why the reduction was made: Analyzed Cost, Market, and Income Information.

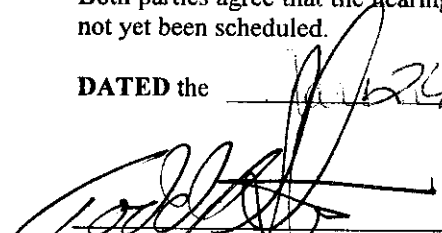
The parties have agreed that the 2003 and 2004 actual value of the subject property should be reduced as follows:


ORIGINAL VALUE		NEW VALUE (2003 & 04)	
Land	\$990,480.00	Land	\$990,480.00
Improvements	\$11,009,520.00	Improvements	\$9,818,520.00
Personal	\$0.00	Personal	\$0.00
Total	\$12,000,000.00	Total	\$10,809,000.00


The valuation, as established above, shall be binding only with respect to the tax year 2003 and 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 the 16<sup>th</sup> day of March 2008.

  
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