

<p>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203</p> <hr/> <p>Petitioner:</p> <p>USAA REAL ESTATE COMPANY/MOUNTAINS INC.,</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: Alan Poe, Esq. Holland & Hart</p> <p>Address: 8390 East Crescent Parkway, #400 Greenwood Village, CO 80111</p> <p>Phone Number: (303) 290-1616</p> <p>E-mail:</p> <p>Attorney Registration No.:</p>	<p>Docket Number: 35777</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:

**6855 SOUTH HAVANA STREET
ARAPAHOE COUNTY SCHEDULE NO. 2075-27-1-06-001; RA 4610-005**

2. Petitioner is protesting the 1999 actual value of the subject property.
3. The parties agreed that the 1999 actual value of the subject property should be reduced to:

Land	\$1,661,592.00
Improvement	<u>\$7,034,408.00</u>
Total	\$8,696,000.00

4. The Board concurs with the Stipulation.

ORDER:

Respondent is ordered to reduce the 1999 actual value of the subject property, as set forth above.

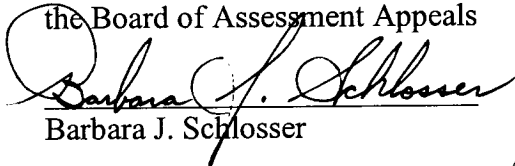
The Arapahoe County Assessor is directed to change his records accordingly.

DATED/MAILED this 16th day of March, 2001.

This decision was put on the record

March 16, 2001

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


Barbara J. Schlosser

Docket Number 35777

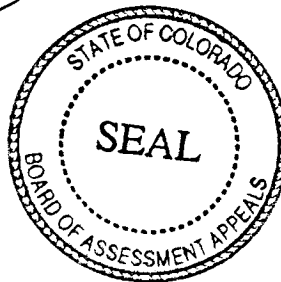
BOARD OF ASSESSMENT APPEALS



Karen E. Hart



Harry J. Fuller



**BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO
DOCKET NUMBER 35777**

STIPULATION AND ORDER (As To Tax Year 1999 Actual Value)

USAA REAL ESTATE CO./MOUNTAINS INC.,

Petitioner,

vs.

ARAPAHOE COUNTY BOARD OF EQUALIZATION,

Respondent.

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STATE OF COLORADO
BOARD OF ASSESSMENT APPEALS

THE PARTIES TO THIS ACTION entered into a Stipulation, which has been approved by the Board of Assessment Appeals. A conference call with the petitioner and respondent have resulted in the following agreement:

Subject property is classified as offices and described as follows:

6855 S. Havana St., County Schedule Number 2075-27-1-06-001 RA 4610-005


A brief narrative as to why the reduction was made: Analyzed cost, market, & income information.

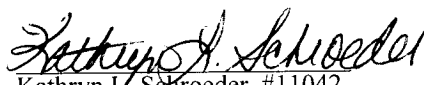
The parties have agreed that the 1999 actual value of the subject property should be reduced as follows:

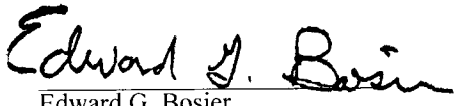
ORIGINAL VALUE		NEW VALUE (1999)	
Land	\$ 1,661,592	Land	\$ 1,661,592
Improvements	\$11,338,408	Improvements	\$ 7,034,408
Personal		Personal	\$
Total	<u>\$13,000,000</u>	Total	<u>\$ 8,696,000</u>

The Board concurs with the Stipulation.

DATED this 6th day of March 2001.


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