

<p>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203</p> <hr/> <p>Petitioner:</p> <p>OP & F/AURORA 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: Ron Loser, Esq. Address: 1700 Lincoln Street #2222 Denver, CO 80202 Phone Number: (303) 866-9400 E-mail: Attorney Registration No.:</p>	<p>Docket Number: 36077</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:

SEE ATTACHED STIPULATION

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:

SEE ATTACHED STIPULATION

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.

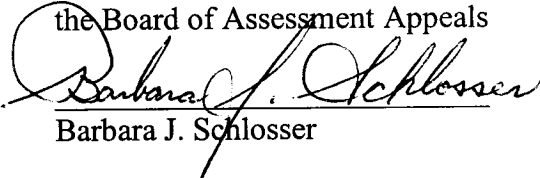
The Arapahoe County Assessor is directed to change his records accordingly.

DATED/MAILED this 13th day of September, 2001.

This decision was put on the record

September 13, 2001

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

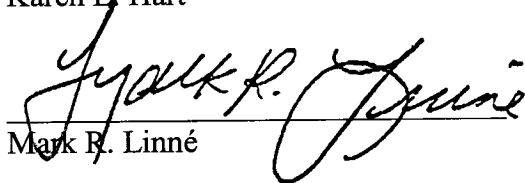

Barbara J. Schlosser

Docket Number 36077

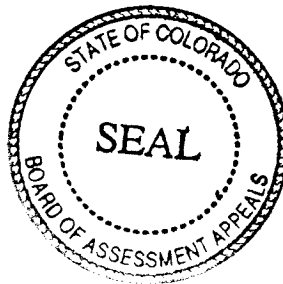
BOARD OF ASSESSMENT APPEALS



Karen E. Hart



Mark R. Linné



**BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO
DOCKET NUMBER 36077**

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

O P & F/AURORA INC.,

Petitioner,

vs.

ARAPAHOE COUNTY BOARD OF EQUALIZATION

Respondent.

RECEIVED
CLERK OF DISTRICT COURT
COUNTY OF ARAPAHOE
SEP 19 11 12 AM '99

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 and described as follows:
12100 E. Iliff Ave. Offices; RA 4505-143
2400 S. Peoria St. Offices; RA 4505-145
2450 S. Peoria St. Vacant Land; RA 4505-146

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:

ACTUAL VALUES, AS ASSIGNED BY ARAPAHOE COUNTY

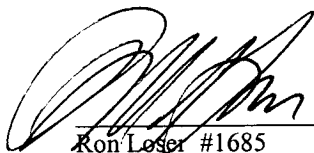
<u>SCHEDULE NUMBER</u>	<u>LAND VALUE</u>	<u>IMPROVEMENTS</u>	<u>TOTAL 1999 ACTUAL VALUE</u>
1973-25-3-21-001	\$ 2,660,645	\$ 15,339,355	\$ 18,000,000
1973-25-3-24-001	\$ 1,559,875	\$ 8,440,125	\$ 10,000,000
1973-25-3-24-002	\$ 2,168,125		\$ 2,168,125

ACTUAL VALUES, AS AGREED TO BY ALL PARTIES

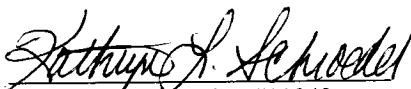
<u>SCHEDULE NUMBER</u>	<u>LAND VALUE</u>	<u>IMPROVEMENTS</u>	<u>TOTAL 1999 ACTUAL VALUE</u>
1973-25-3-21-001	\$ 2,660,645	\$ 12,393,705	\$ 15,054,350
1973-25-3-24-001	\$ 1,559,875	\$ 7,385,775	\$ 8,945,650
1973-25-3-24-002	\$ 1,000,000		\$ 1,000,000

The Board concurs with the Stipulation.

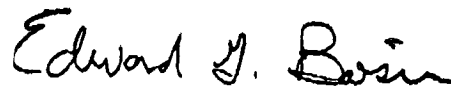
DATED this 10th day of SEPT 2001.



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