

<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>NORTH-SOUTH RETAIL PARTNERS LLC,</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: Licht &amp; Company Address: 250 Bryant Street Denver, CO 80219 Phone Number: (303) 575-9305 E-mail: Attorney Registration No.:</p>	<p>Docket Number: 37571</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:

15300 E. Alameda Pky.; County Schedule No. 1975-17-2-21-001 RA 344-027  
402 S. Chambers Rd.; County Schedule No. 1975-17-2-21-002 RA 344-028  
City Center Marketplace; County Schedule No. 1975-17-2-21-003 RA 344-029

2. Petitioner is protesting the 2000 actual value of the subject property.

3. The parties agreed that the 2000 actual value of the subject property should be reduced to:

REFERENCE ATTACHED STIPULATION

4. The Board concurs with the Stipulation.

**ORDER:**

Respondent is ordered to reduce the 2000 actual value of the subject property, as set forth above.

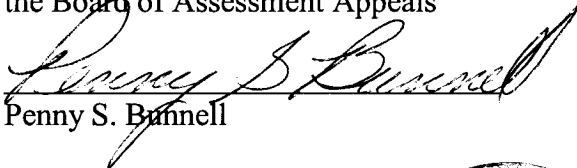
The Arapahoe County Assessor is directed to change his records accordingly.

**DATED/MAILED** this 29<sup>th</sup> day of November, 2001.

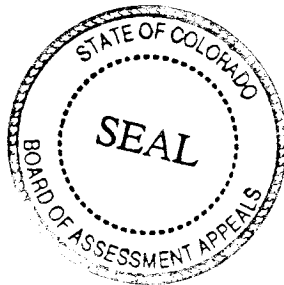
This decision was put on the record

November 28, 2001

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

  
Penny S. Bunnell

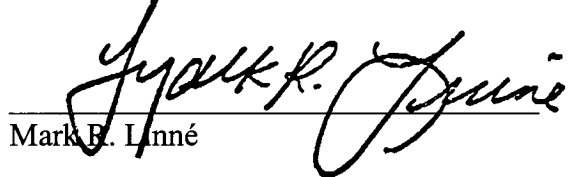
Docket Number 37571



**BOARD OF ASSESSMENT APPEALS**



Karen E. Hart



Mark E. Linné

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**BOARD OF ASSESSMENT APPEALS  
STATE OF COLORADO  
DOCKET NUMBER 37571**

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**STIPULATION AND ORDER (As To Tax Year 2000 Actual Value)**

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**NORTH-SOUTH RETAIL PARTNERS LLC,**

Petitioner,

vs.

**ARAPAHOE COUNTY BOARD OF EQUALIZATION**

Respondent.

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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:  
15300 E. Alameda Pky; RA 344-027; Multi-use  
402 S. Chambers Rd.; RA 344-028; Multi-use  
City Center Marketplace; RA 344-029; Vacant P.U.D. Lots

A brief narrative as to why the reduction was made: Analyzed cost, market & income information and corrected square foot area.

The parties have agreed that the 2000 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 2000 ACTUAL VALUE</u>
1975-17-2-21-001	\$ 693,648	\$ 406,352	\$ 1,100,000
1975-17-2-21-002	\$ 2,667,788	\$ 2,132,212	\$ 4,800,000
1975-17-2-21-003	\$ 300,041		\$ 300,041

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

<u>SCHEDULE NUMBER</u>	<u>LAND VALUE</u>	<u>IMPROVEMENTS</u>	<u>TOTAL 2000 ACTUAL VALUE</u>
1975-17-2-21-001	\$ 693,648	\$ 406,352	\$ 1,100,000 (no chg)
1975-17-2-21-002	\$ 2,667,788	\$ 1,932,212	\$ 4,600,000
1975-17-2-21-003	\$ 248,605		\$ 248,605

The Board concurs with the Stipulation.

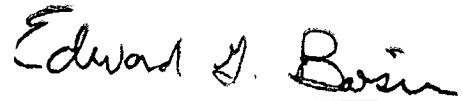
DATED this 15<sup>th</sup> day of November 2001.



Howard Licht  
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