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| <p>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203</p> <hr/> <p>Petitioner:</p> <p>JEFFERSON AT GREENWOOD PLAZA,</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: Spero N. Kopitas Flanagan Bilton</p> <p>Address: 200 E. Randolph Drive, Suite 6900 Chicago, Illinois 60601-6400</p> <p>Phone Number: 312-782-5000</p> | <p>Docket Number: 38118</p> |
| <p align="center">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:

County Schedule No.: 2075-21-3-33-001

Category: Valuation

Property Type: Residential

2. Petitioner is protesting the 2001 actual value of the subject property.

3. The parties agreed that the 2001 actual value of the subject property should be reduced to:

| | |
|--------------|-------------------------|
| Land | \$ 6,783,000.00 |
| Improvements | \$ <u>17,217,000.00</u> |
| Total | \$ 24,000,000.00 |

4. The Board concurs with the Stipulation.

ORDER:

Respondent is ordered to reduce the 2001 actual value of the subject property, as set forth above.

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

DATED/MAILED this 19th day of October, 2002.

This decision was put on the record

October 18, 2002

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

Marian F. Brennan

Marian F. Brennan



BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO
DOCKET NUMBER 38118

STIPULATION AND ORDER (As To Tax Year 2001 Actual Value)

JEFFERSON AT GREENWOOD PLAZA,

Petitioner,

vs.

ARAPAHOE COUNTY BOARD OF EQUALIZATION,

Respondent.

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 multi-units and described as follows:

7610 E. Caley Ave.; County Schedule Number 2075-21-3-33-001 RA 2798

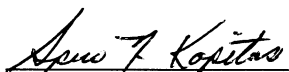
A brief narrative as to why the reduction was made: Analyzed market information.

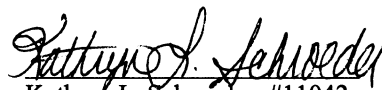
The parties have agreed that the 2001 actual value of the subject property should be reduced as follows:


| ORIGINAL VALUE | | NEW VALUE (2001) | |
|----------------|---------------|------------------|---------------|
| Land | \$ 6,783,000 | Land | \$ 6,783,000 |
| Improvements | \$ 20,561,800 | Improvements | \$ 17,217,000 |
| Personal | | Personal | \$ |
| Total | \$ 27,344,800 | Total | \$ 24,000,000 |

The Board concurs with the Stipulation.

DATED this 8th day of OCTOBER 2002.


Spéro N. Kopitas
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