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| <p><b>BOARD OF ASSESSMENT APPEALS,<br/>STATE OF COLORADO</b><br/>1313 Sherman Street, Room 315<br/>Denver, Colorado 80203</p> <hr/> <p>Petitioner:</p> <p><b>PEAK DEVELOPMENT GROUP 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<br/>Address: 250 Bryant Street<br/>Denver, Colorado 80219<br/>Phone Number: (303) 575-9305<br/>E-mail:<br/>Attorney Reg. No.:</p>   | <p><b>Docket Number: 38141</b></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:

**County Schedule Nos.: 2073-32-2-00-011, 014, & 018; RA's 4346-025**  
**Category: Valuation** **Property Type: Vacant Land**

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:

**REFERENCE ATTACHED STIPULATION**

4. The Board concurs with the Stipulation.

**ORDER:**

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

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

**DATED/MAILED** this 9th day of April, 2002.

**BOARD OF ASSESSMENT APPEALS**

*Karen E Hart*

Karen E. Hart

*Debra A. Baumbach,*

Debra A. Baumbach

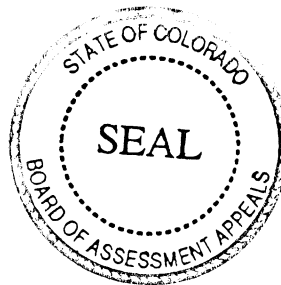
This decision was put on the record

April 8, 2002

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

*Diane Von Dollen*

Diane Von Dollen



*Docket Number 38141*

**BOARD OF ASSESSMENT APPEALS  
STATE OF COLORADO  
DOCKET NUMBERS 38141**

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

**PEAK DEVELOPMENT GROUP LLC,**

Petitioner,

vs.

**ARAPAHOE COUNTY BOARD OF EQUALIZATION**

Respondent.

02 APR - 8 PM 1:00  
 BOARD OF ASSESSMENT APPEALS  
 STATE OF COLORADO

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 properties are classified as vacant unplatted land, described as follows: RA's 4346-025 thru 027. See Schedule numbers below.

A brief narrative as to why the reduction was made: Corrected and areas and analyzed market information.

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

**ACTUAL VALUES, AS ASSIGNED BY ARAPAHOE COUNTY**

| <u>SCHEDULE NO.</u> | <u>LAND VALUE</u> | <u>IMPROVEMENTS</u> | <u>TOTAL 2001 ACTUAL VALUE</u> |
|---------------------|-------------------|---------------------|--------------------------------|
| 2073-32-2-00-011    | \$1,302,008       |                     | \$1,302,008                    |
| 2073-32-2-00-014    | \$1,253,221       |                     | \$1,253,221                    |
| 2073-32-2-00-018    | \$2,453,844       |                     | \$2,453,844                    |

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

| <u>SCHEDULE NO.</u> | <u>LAND</u> | <u>IMPROVEMENTS</u> | <u>TOTAL 2001 ACTUAL VALUE</u> |
|---------------------|-------------|---------------------|--------------------------------|
| 2073-32-2-00-011    | \$1,302,008 |                     | \$1,302,008 (no change)        |
| 2073-32-2-00-014    | \$1,206,721 |                     | \$1,206,721                    |
| 2073-32-2-00-018    | \$1,539,084 |                     | \$1,539,084                    |

The Board concurs with the Stipulation.

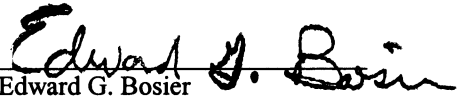
DATED this 1st day of April 2002.



Howard Licht  
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