

<p>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203</p> <hr/> <p>Petitioner:</p> <p>COVINGTON LLC,</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: Bridge & Associates Address: P.O. Box 280367 Lakewood, CO 80228 Phone Number: (303) 237-6997</p>	<p>Docket Number: 38494</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:

County Schedule No.: 1973-28-2-11-002+3

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:

See 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 above.

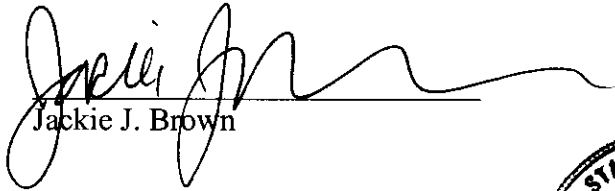
The Arapahoe County Assessor is directed to change his/her records accordingly.

DATED/MAILED this 13th day of August, 2003.

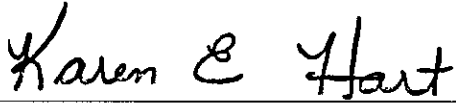
This decision was put on the record

August 12, 2003


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


Jackie J. Brown

BOARD OF ASSESSMENT APPEALS



Karen E. Hart



Debra A. Baumbach



**BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO
DOCKET NUMBER 38494**

STIPULATION (As To Tax Year 2001 Actual Value)

COVINGTON LLC,

Petitioner,

vs.

ARAPAHOE COUNTY BOARD OF EQUALIZATION,

Respondent.

THE PARTIES TO THIS ACTION entered into a Stipulation, regarding the tax year 2001 valuation of the subject property and jointly move the Board of Assessment Appeals to enter its Order based on this stipulation. A conference call with the petitioner and respondent have resulted in the following agreement:

Subject property is classified as commercial vacant lots and described as follows: 2181 and 2234 S. Trenton Way; See schedule numbers below; RA's 4330-007 thru 010.

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:

ACTUAL VALUES, AS ASSIGNED BY ARAPAHOE COUNTY

SCHEDULE NO.	LAND VALUE	IMPROVEMENTS	TOTAL 2001 ACTUAL VALUE
1973-28-2-11-002	\$3,264,000		\$ 3,264,000
1973-28-2-11-950		\$15,552,000	\$15,552,000
1973-28-2-12-002	\$3,364,000		\$ 3,264,000
1973-28-2-12-951		\$15,552,000	\$15,552,000

ACTUAL VALUES, AS AGREED TO BY ALL PARTIES

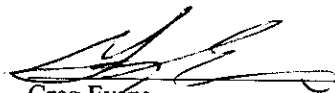
SCHEDULE NO.	LAND	IMPROVEMENTS	TOTAL 2001 ACTUAL VALUE
1973-28-2-11-002	\$3,264,000		\$ 3,264,000
1973-28-2-11-950		\$14,976,000	\$14,976,000
1973-28-2-12-002	\$3,364,000		\$ 3,264,000
1973-28-2-12-951		\$14,976,000	\$14,976,000
		Total	\$36,480,000

The valuation, as established above, shall be binding only with respect to the tax year 2001.

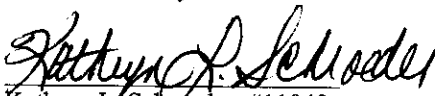
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Both parties agree that the hearing before the Board of Assessment Appeals be vacated or is unnecessary if one has not yet been scheduled.

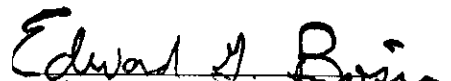
DATED this 5 day of August 2003.



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