

<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>PTR HOMESTEAD VILLAGE INC.,</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: Ronald S. Loser, Esq.</p> <p>Address: 1700 Lincoln St., #2222 Denver, CO 80203</p> <p>Phone Number: 303-866-9400</p> <p>Attorney Reg. No.: 1685</p>	<p><b>Docket Number: 38741</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 No.: 1973-18-2-02-051**

**Category: Valuation**

**Property Type: Commercial**

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

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

Land	\$1,767,028.00
Improvements	<u>\$4,532,972.00</u>
Total	\$6,300,000.00

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/her records accordingly.

**DATED/MAILED** this 7<sup>th</sup> day of January, 2003.

This decision was put on the record

January 6, 2003

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

Mary J. Helder  
Mary J. Helder

**BOARD OF ASSESSMENT APPEALS**

Karen E. Hart  
Karen E. Hart

Debra A. Baumbach  
Debra A. Baumbach



BOARD OF ASSESSMENT APPEALS  
STATE OF COLORADO  
DOCKET NUMBER 38741

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

PTR HOMESTEAD VILLAGE INC.,

Petitioner,

vs.

ARAPAHOE COUNTY BOARD OF EQUALIZATION,

Respondent.

RECEIVED  
03 JAN -6 AM 7:42  
CLERK OF DISTRICT COURT  
ARAPAHOE COUNTY

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 lodging and described as follows:

4444 Leetsdale Dr.; County Schedule Number 1973-18-2-02-051; RA-4345-055

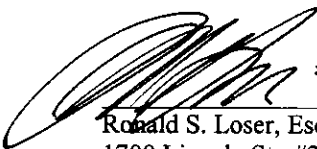
A brief narrative as to why the reduction was made: Analyzed cost, market and income information.

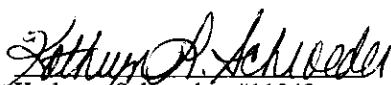
The parties have agreed that the 2001 actual value of the subject property should be reduced as follows:

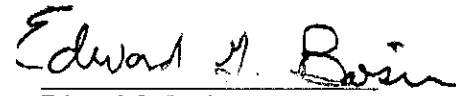
ORIGINAL VALUE		NEW VALUE (2001)	
Land	\$ 1,767,028	Land	\$ 1,767,028
Improvements	\$ 4,732,972	Improvements	\$ 4,532,972
Personal	\$ _____	Personal	\$ _____
Total	\$ 6,500,000	Total	\$ 6,300,000

The Board concurs with the Stipulation.

DATED this \_\_\_\_\_ day of \_\_\_\_\_ 2002.

 #1685  
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Arapahoe County Assessor  
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