

<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>MISSION PLAZA AURORA,</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: Stevens &amp; Associates Todd J. Stevens</p> <p>Address: 8005 S Chester St, Suite 340 Englewood, CO 80112</p> <p>Phone Number: (303) 347-1878</p>	<p><b>Docket Number: 38786</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.: 1975-32-3-16-002+3**

**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 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 3<sup>rd</sup> day of September, 2003.

This decision was put on the record

September 2, 2003

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

**BOARD OF ASSESSMENT APPEALS**

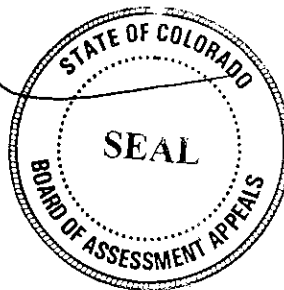
*Karen E Hart*

Karen E. Hart

*Debra A. Baumbach*

Debra A. Baumbach

*Jackie J. Brown*  
\_\_\_\_\_  
Jackie J. Brown



**BOARD OF ASSESSMENT APPEALS  
STATE OF COLORADO  
DOCKET NUMBER 38786**

---

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

---

**MISSION PLAZA AURORA,**

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 multi-use and described as follows: 15433, 15473, 15493, and 15403 E. Hampden Ave. See schedule numbers below; RA's 4340-006 thru 009

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**

<u>SCHEDULE NO.</u>	<u>LAND VALUE</u>	<u>IMPROVEMENTS</u>	<u>TOTAL 2001 ACTUAL VALUE</u>
1975-32-3-16-002	\$219,863	\$470,137	\$690,000
1975-32-3-16-003	\$199,012	\$380,988	\$580,000
1975-32-3-16-004	\$115,500	\$234,500	\$350,000
1975-32-3-16-005	\$115,198	\$209,802	\$325,000

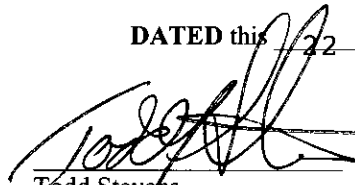
**ACTUAL VALUES, AS AGREED TO BY ALL PARTIES**

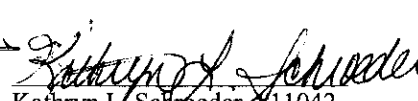
<u>SCHEDULE NO.</u>	<u>LAND</u>	<u>IMPROVEMENTS</u>	<u>TOTAL 2001 ACTUAL VALUE</u>
1975-32-3-16-002	\$219,863	\$448,290	\$668,153
1975-32-3-16-003	\$199,012	\$380,788	\$579,800
1975-32-3-16-004	\$115,500	\$229,405	\$344,905
1975-32-3-16-005	\$115,198	\$200,544	<u>\$315,742</u>
		Total	\$1,908,600

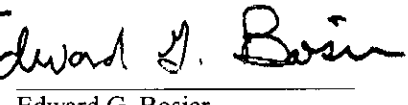
The valuation, as established above, shall be binding only with respect to the tax year 2001.

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 22 day of August 2003.

  
Todd Stevens  
Stevens & Assoc.  
8005 S. Chester St., Ste. 340  
Englewood, CO 80112

  
Kathryn L. Schroeder, #11042  
Attorney for Respondent  
Arapahoe County Bd. of Equalization  
5334 South Prince Street  
Littleton, CO 80166  
(303) 795-4639

  
Edward G. Bosier  
Arapahoe County Assessor  
5334 South Prince Street  
Littleton, CO 80166  
(303) 795-4600

Docket # 38786