

<p>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203</p> <hr/> <p>Petitioner:</p> <p>POTOMAC STREET PARTNERS LLP,</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: Todd J. Stevens Stevens & Associates</p> <p>Address: 8005 South Chester Street #340 Englewood, Colorado 80112</p> <p>Phone Number: 303-347-1878</p> <p>Attorney Reg. No.:</p>	<p>Docket Number: 38804</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.: 2075-25-1-14-001

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:

Land	\$ 524,160.00
Improvements	<u>4,206,840.00</u>
Total	\$4,731,000.00

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 13th day of March, 2003.

This decision was put on the record

March 12, 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

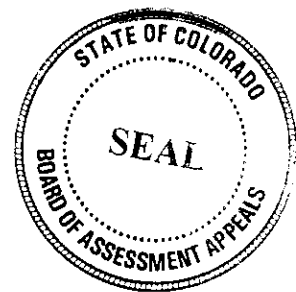
Karen E Hart

Karen E. Hart

Debra A Baumbach

Debra A. Baumbach

James E. Mogan
James E. Mogan



**BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO
DOCKET NUMBER 38804**

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

POTOMAC STREET PARTNERS LLP,

Petitioner,

vs.

ARAPAHOE COUNTY BOARD OF EQUALIZATION,

Respondent.

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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 offices described as follows:

6950 S. Potomac St.; County Schedule Number 2075-25-1-14-001; RA 4340-018

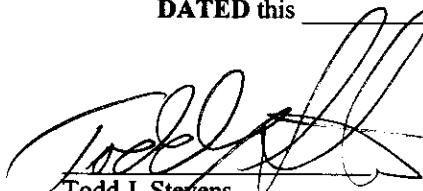
A brief narrative as to why the reduction was made: Analyzed cost, market and income information.

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

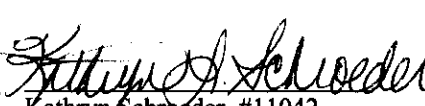
ORIGINAL VALUE		NEW VALUE (2001)	
Land	\$ 524,160	Land	\$ 524,160
Improvements	\$ 4,725,840	Improvements	\$ 4,206,840
Personal	\$ _____	Personal	\$ _____
Total	\$ 5,250,000	Total	\$ 4,731,000

The Board concurs with the Stipulation.

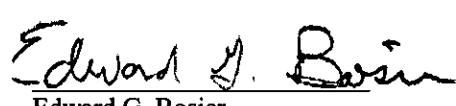
DATED this _____ day of _____ 2003.



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



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



Edward G. Bosier
Arapahoe County Assessor
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(303) 795-4600