

<p>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203</p> <hr/> <p>Petitioner:</p> <p>US & LOCAL INVESTMENT CORPORATION,</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. #:</p>	<p>Docket Number: 38816</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.: 1973-35-2-04-019

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	\$ 621,594.00
Improvements	<u>1,270,256.00</u>
Total	\$1,891,850.00

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 31st day of March, 2003.

This decision was put on the record

March 28, 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

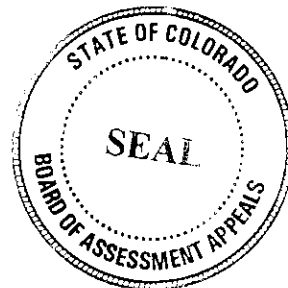
Karen E Hart

Karen E. Hart

Debra A. Baumbach

Debra A. Baumbach

James E. Mogan
James E. Mogan



BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO
DOCKET NUMBER 38816

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

US & LOCAL INVESTMENT CORP.,

Petitioner,

vs.

ARAPAHOE COUNTY BOARD OF EQUALIZATION,

Respondent.

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COUNTY CLERK

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:

11059 E. Bethany Dr.; County Schedule Number 1973-35-2-04-019; RA 4340-037

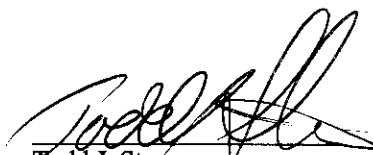
A brief narrative as to why the reduction was made: Analyzed cost, market and income information.

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

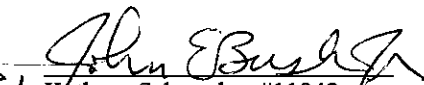
ORIGINAL VALUE		NEW VALUE (2001)	
Land	\$ 621,594	Land	\$ 621,594
Improvements	\$ 2,103,406	Improvements	\$ 1,270,256
Personal	\$ _____	Personal	\$ _____
Total	\$ 2,725,000	Total	\$ 1,891,850

The Board concurs with the Stipulation.

DATED this _____ day of _____ 2003.



Todd J. Stevens
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Englewood, CO 80112



Kathryn Schroeder, #11042
Attorney for Respondent
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(303) 795-4639



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