

<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>4930 EAST LLC,</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: Douglas S. Widlund</p> <p>Address: 1301 Pennsylvania St., 9<sup>th</sup> Floor Denver, CO 80203</p> <p>Phone Number: 303-839-1550</p> <p>Attorney Reg. No.:</p> <p>E-Mail:</p>	<p><b>Docket Number: 38845</b></p>
<p align="center"><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.: 2075-21-4-05-046**

**Category: Valuation      Property Type: Vacant Land**

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                      \$367,718.00

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 13<sup>th</sup> day of May, 2003.

This decision was put on the record

May 12, 2003

**BOARD OF ASSESSMENT APPEALS**

Karen E Hart

Karen E. Hart

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

Debra A. Baumbach

Debra A. Baumbach

Mary J. Helfer  
Mary J. Helfer



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**BOARD OF ASSESSMENT APPEALS  
STATE OF COLORADO  
DOCKET NUMBER 38845**

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

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**4930 EAST LLC,**

Petitioner,

vs.

**ARAPAHOE COUNTY BOARD OF EQUALIZATION,**

Respondent.

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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: Lot 4 Arapahoe Ridge; County Schedule Number 2075-21-4-05-046; RA 2869

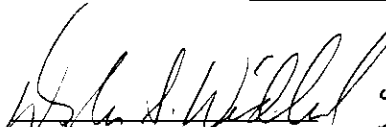
A brief narrative as to why the reduction was made: Analyzed market information and adjusted for T-REX taking.

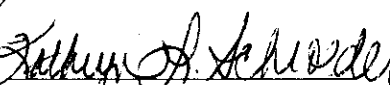
The parties have agreed that the 2001 actual value of the subject property should be reduced as follows:


ORIGINAL VALUE		NEW VALUE (2001)	
Land	\$ 518,434	Land	\$ 367,718
Improvements	\$ _____	Improvements	\$ _____
Personal	\$ _____	Personal	\$ _____
Total	\$ 518,434	Total	\$ 367,718

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 a hearing has not yet been scheduled.

DATED this 30<sup>th</sup> day of April 2003.

  
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