

<p>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203</p> <hr/> <p>Petitioner:</p> <p>THE ELLMAN COMPANIES,</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: KPMG, LLP Address: 200 Crescent Court #300 Dallas, TX 75201 Phone Number: 214-840-2511 Attorney Reg. No.:</p>	<p>Docket Number: 39286</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.: see attached

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	\$14,944,561.00
Improvements	<u>\$12,309,300.00</u>
Total	\$27,253,861.00

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.

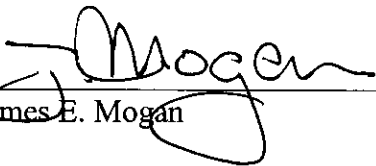
The Arapahoe County Assessor is directed to change his/her records accordingly.

DATED/MAILED this 6th day of February, 2003.

This decision was put on the record

February 5, 2003

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


James E. Mogan

BOARD OF ASSESSMENT APPEALS



Karen E. Hart



Debra A. Baumbach



**BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO
DOCKET NUMBERS 39286**

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 COUNTY CLERK
 ARAPAHOE COUNTY

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

THE ELLMAN COMPANIES,

Petitioner,

vs.

ARAPAHOE COUNTY BOARD OF EQUALIZATION

Respondent.

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 properties are classified as commercial; RA's 4335-008 thru 012. See Schedule numbers below.

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:

ACTUAL VALUES, AS ASSIGNED BY ARAPAHOE COUNTY


<u>SCHEDULE NO.</u>	<u>LAND VALUE</u>	<u>IMPROVEMENTS</u>	<u>TOTAL 2001 ACTUAL VALUE</u>
2073-20-3-08-006	\$5,017,125	\$ 5,982,875	\$11,000,000
2073-20-3-08-009	\$ 805,224	\$ 744,776	\$ 1,550,000
2073-20-4-07-001	\$6,890,338	\$ 1,109,662	\$ 8,000,000
2073-20-4-07-002	\$1,528,013	\$ 4,871,987	\$ 6,400,000
2073-20-4-07-003	\$ 703,861		\$ 703,861


ACTUAL VALUES, AS AGREED TO BY ALL PARTIES

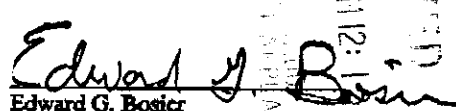
<u>SCHEDULE NO.</u>	<u>LAND VALUE</u>	<u>IMPROVEMENTS</u>	<u>TOTAL 2001 ACTUAL VALUE</u>
2073-20-3-08-006	\$5,017,125	\$ 5,982,875	\$11,000,000 (no chg)
2073-20-3-08-009	\$ 805,224	\$ 744,776	\$ 1,550,000 (no chg)
2073-20-4-07-001	\$6,890,338	\$ 709,662	\$ 7,600,000
2073-20-4-07-002	\$1,528,013	\$ 4,871,987	\$ 6,400,000 (no chg)
2073-20-4-07-003	\$ 703,861		\$ 703,861 (no chg)

The Board concurs with the Stipulation.

DATED this 3rd day of February 2003.


Wade Carlson
MC KMPG KMG
200 Crescent Ct, Ste. 300
Dallas, TX 75287


Kathryn L. Schroeder, #11042
Attorney for Respondent
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