

<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>CALIFORNIA STATE TEACHERS RETIREMENT SYSTEM,</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: Matthew W. Poling Deloitte &amp; Touche, LLP</p> <p>Address: 555 17<sup>th</sup> Street #3600 Denver, CO 80202</p> <p>Phone Number: 303-308-2191</p> <p>Attorney Reg. No.:</p>	<p><b>Docket Number: 40250</b></p>
<p style="text-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.: 2075-34-3-13-003**

**Category: Valuation      Property Type: Commercial**

2. Petitioner is protesting the 2002 actual value of the subject property.

3. The parties agreed that the 2002 actual value of the subject property should be reduced to:

Land	\$ 2,169,064.00
Improvements	\$19,730,936.00
Total	\$21,900,000.00

4. The Board concurs with the Stipulation.

**ORDER:**

Respondent is ordered to reduce the 2002 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 11<sup>th</sup> day of February, 2003.

This decision was put on the record

February 10, 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 40250

STIPULATION AND ORDER (As To Tax Year 2002 Actual Value)

CALIFORNIA STATE TEACHERS RETIREMENT SYSTEM,

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 and described as follows:

9656 E. Nichols Ave.; County Schedule Number 2075-34-3-13-003 RA 421-012

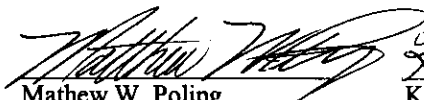
A brief narrative as to why the reduction was made: Analyzed cost, market & income information.

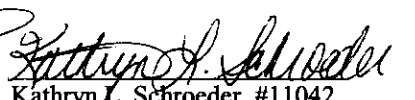
The parties have agreed that the 2002 actual value of the subject property should be reduced as follows:

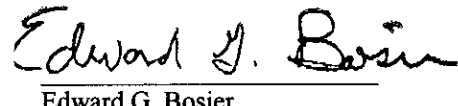
ORIGINAL VALUE		NEW VALUE (2002)	
Land	\$ 2,169,064	Land	\$ 2,169,064
Improvements	\$19,830,936	Improvements	\$19,730,936
Personal		Personal	\$
Total	\$22,000,000	Total	\$21,900,000

The Board concurs with the Stipulation.

DATED this 4<sup>th</sup> day of February 2003.

  
Mathew W. Poling  
Deloitte & Touche  
555 17<sup>th</sup> St., Ste. 3600  
Denver, Co 80202-3942

  
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Arapahoe County Assessor  
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Littleton, CO 80166  
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