

<p>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203</p> <hr/> <p>Petitioner:</p> <p>MILL POND APARTMENTS LLC,</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: Flanagan Bilton Spero. N. Kopitas</p> <p>Address: 200 E. Randolph Dr., Ste. 6900 Chicago, IL 606-01-6900</p> <p>Phone Number: (312) 782-5000</p>	<p>Docket Number: 40373</p>
<p align="center">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.: 1973-25-2-19-001

Category: Valuation Property Type: Residential
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	\$ 3,248,000.00
Improvements	<u>\$13,777,000.00</u>
Total	\$17,025,000.00

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.

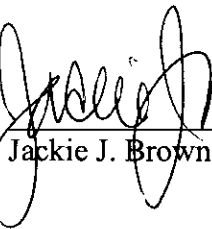
The Arapahoe County Assessor is directed to change his/her records accordingly.

DATED/MAILED this 23rd day of August, 2003.

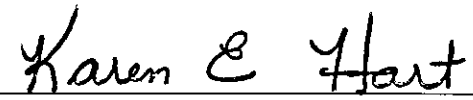
This decision was put on the record

August 21, 2003


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


Jackie J. Brown

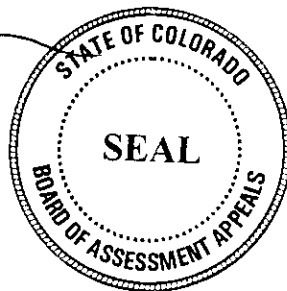
BOARD OF ASSESSMENT APPEALS



Karen E. Hart



Debra A. Baumbach



BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO
DOCKET NUMBER 40373

STIPULATION (As To Tax Year 2002 Actual Value)

MILL POND APARTMENTS, 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 2002 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 multi-units described as follows: 2205 S. Racine St.; County Schedule Number 1973-25-2-19-001; RA 200-001

A brief narrative as to why the reduction was made: Analyzed market information.

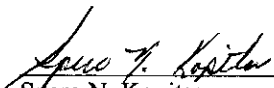
The parties have agreed that the 2002 actual value of the subject property should be reduced as follows:

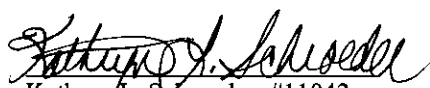
ORIGINAL VALUE		NEW VALUE (2002)	
Land	\$ 3,248,000	Land	\$ 3,248,000
Improvements	\$ 16,692,400	Improvements	\$ 13,777,000
Personal	\$ _____	Personal	\$ _____
Total	\$ 19,940,400	Total	\$ 17,025,000


The valuation, as established above, shall be binding only with respect to the tax year 2002.

Both parties agree that the hearing before the Board of Assessment Appeals be vacated or is unnecessary if one has not yet been scheduled.

DATED this 4th day of August 2003.


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