

<p>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203</p> <hr/> <p>Petitioner:</p> <p>DGS DEVELOPMENT 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 S. Chester St., Suite 340 Englewood, CO 80112</p> <p>Phone Number: (303) 347-1878</p> <p>Attorney Reg. No.:</p>	<p>Docket Number: 40639</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.: 2075-35-3-13-001

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	\$1,029,840.00
Improvements	<u>\$1,470,160.00</u>
Total	\$2,500,000.00

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 8th day of January, 2003.

This decision was put on the record

January 7, 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

Penny S. Lowenthal
Penny S. Lowenthal



BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO
DOCKET NUMBER 40639

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

D G S DEVELOPMENT CORPORATION/FALCON HOMES,

Petitioner,

vs.

ARAPAHOE COUNTY BOARD OF EQUALIZATION,

Respondent.

RECEIVED
03 JAN -6 AM 7:4
COUNTY CLERK
ARAPAHOE COUNTY

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:

4 Inverness Ct. E.; County Schedule Number 2075-35-3-13-001; RA-57-019

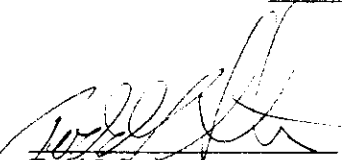
A brief narrative as to why the reduction was made: Analyzed cost, market and income information.

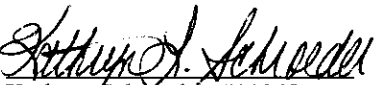
The parties have agreed that the 2002 actual value of the subject property should be reduced as follows:


ORIGINAL VALUE		NEW VALUE (2002)	
Land	\$ 1,029,840	Land	\$ 1,029,840
Improvements	\$ 2,170,160	Improvements	\$ 1,470,160
Personal	\$ _____	Personal	\$ _____
Total	\$ 3,200,000	Total	\$ 2,500,000

The Board concurs with the Stipulation.

DATED this _____ day of _____ 2002.


Todd J. Stevens
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