

<p>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203</p> <hr/> <p>Petitioner:</p> <p>POTOMAC STREET PARTNERS LLP,</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 South Chester Street #340 Englewood, Colorado 80112</p> <p>Phone Number: 303-347-1878</p> <p>Attorney Reg. No.:</p>	<p>Docket Number: 40642</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.: 2075-25-1-14-001

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	\$ 524,160.00
Improvements	<u>4,206,840.00</u>
Total	\$4,731,000.00

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.

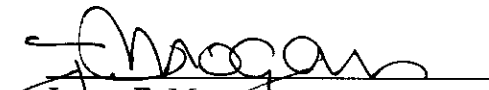
The Arapahoe County Assessor is directed to change his/her records accordingly.

DATED/MAILED this 13th day of March, 2003.

This decision was put on the record

March 12, 2003


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


James E. Mogan

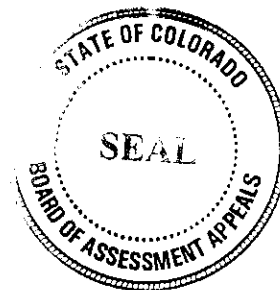
BOARD OF ASSESSMENT APPEALS



Karen E. Hart



Debra A. Baumbach



BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO
DOCKET NUMBER 40642

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

POTOMAC STREET PARTNERS LLP,

Petitioner,

vs.

ARAPAHOE COUNTY BOARD OF EQUALIZATION,

Respondent.

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ARAPAHOE COUNTY BOARD OF EQUALIZATION

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:

6950 S. Potomac St.; County Schedule Number 2075-25-1-14-001; RA 57-377

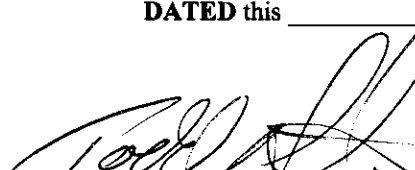
A brief narrative as to why the reduction was made: Analyzed cost, market and income information.


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


ORIGINAL VALUE		NEW VALUE (2002)	
Land	\$ 524,160	Land	\$ 524,160
Improvements	\$ 4,725,840	Improvements	\$ 4,206,840
Personal	\$ _____	Personal	\$ _____
Total	\$ 5,250,000	Total	\$ 4,731,000

The Board concurs with the Stipulation.

DATED this _____ day of _____ 2003.


Todd J. Stevens
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Englewood, CO 80112


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