

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

Land	\$ 621,594.00
Improvements	<u>1,270,256.00</u>
Total	\$1,891,850.00

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 31st day of March, 2003.

This decision was put on the record

March 28, 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 40656

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CLERK OF DISTRICT COURT

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

US & LOCAL INVESTMENT CORP.,

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 property is classified as offices described as follows:

11059 E. Bethany Dr.; County Schedule Number 1973-35-2-04-019; RA 57-392

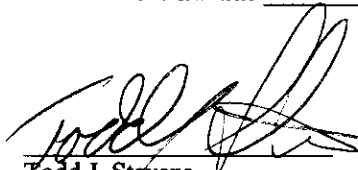
A brief narrative as to why the reduction was made: Analyzed cost, market and income information.

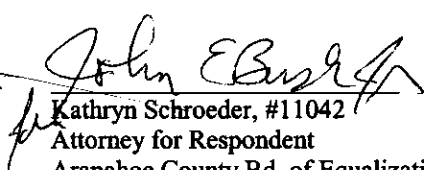
The parties have agreed that the 2002 actual value of the subject property should be reduced as follows:

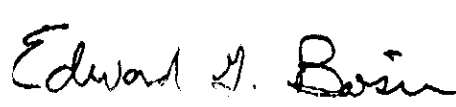
ORIGINAL VALUE		NEW VALUE (2002)	
Land	\$ 621,594	Land	\$ 621,594
Improvements	\$ 2,103,406	Improvements	\$ 1,270,256
Personal	\$ _____	Personal	\$ _____
Total	\$ 2,725,000	Total	\$ 1,891,850

The Board concurs with the Stipulation.

DATED this _____ day of _____ 2003.


Todd J. Stevens
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Englewood, CO 80112


Kathryn Schroeder, #11042
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