

<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>EMERALD INVESTMENTS VII LLC,</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: Todd Stevens Address: Stevens &amp; Associates 7950 S. Lincoln Street, #110 Littleton, CO 80122 Phone Number: 303-347-1878 Attorney Reg. No.:</p>	<p><b>Docket Number: 40664</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.: 1975-34-3-18-001**

**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	\$3,521,826.00
Improvements	<u>\$5,178,174.00</u>
Total	\$8,700,000.00

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 records accordingly.

**DATED/MAILED** this 9th day of October, 2002.

This decision was put on the record

October 8, 2002

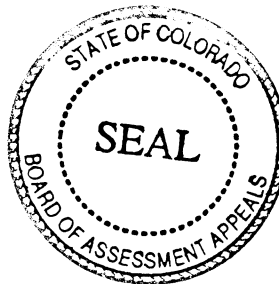
**BOARD OF ASSESSMENT APPEALS**

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

Judy A. Venable  
Judy A. Venable



**BOARD OF ASSESSMENT APPEALS  
STATE OF COLORADO  
DOCKET NUMBER 40664**

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

**EMERALD INVESTMENTS VII LLC,**

Petitioner,

vs.

**ARAPAHOE COUNTY BOARD OF EQUALIZATION,**

Respondent.

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02 OCT -8 AM 11:59  
STATE OF COLORADO  
BOARD OF ASSESSMENT APPEALS

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 multi-use and described as follows:

18511 E. Hampden Ave; County Schedule Number 1975-34-3-18-001; RA-57-011

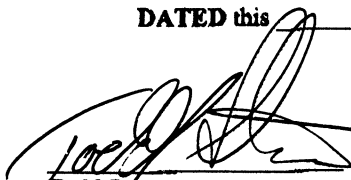
A brief narrative as to why the reduction was made: Analyzed cost, market and income information.

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

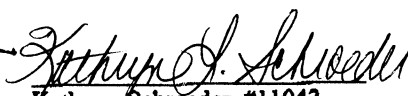
ORIGINAL VALUE		NEW VALUE (2002)	
Land	\$ 3,521,826	Land	\$ 3,521,826
Improvements	\$ 5,766,174	Improvements	\$ 5,178,174
Personal	\$ _____	Personal	\$ _____
Total	\$ 9,288,000	Total	\$ 8,700,000

The Board concurs with the Stipulation.

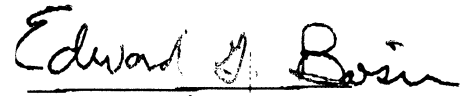
DATED this \_\_\_\_\_ day of \_\_\_\_\_ 2002.



Todd Stevens  
Stevens & Associates  
7950 S. Lincoln St. #110  
Littleton, CO 80122



Kathryn Schroeder, #11042  
Attorney for Respondent  
Arapahoe County Board of Equalization  
5334 South Prince Street  
Littleton, CO 80166  
(303) 795-4639



Edward G. Bosier  
Arapahoe County Assessor  
5334 South Prince Street  
Littleton, CO 80166  
(303) 795-4600