

| | |
|---|------------------------------------|
| <p>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203</p> <hr/> <p>Petitioner:</p> <p>WATERFIELD 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: Ron Loser, Esq Address: 1700 Lincoln St., #1300 Denver, CO 80203 Phone Number: (303) 866-9400</p> | <p>Docket Number: 40835</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.: 1975-33-3-24-002+1

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:

See Attached Stipulation

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 7th day of November, 2003.

This decision was put on the record

November 6, 2003

BOARD OF ASSESSMENT APPEALS

Karen E Hart

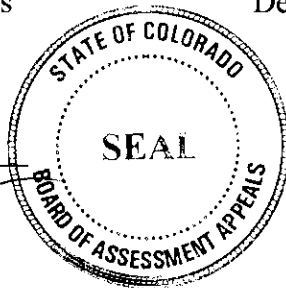
Karen E. Hart

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

Jackie J. Brown
Jackie J. Brown



**BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO
DOCKET NUMBER 40835**

STIPULATION (As To Tax Year 2002 Actual Value)

WATERFIELD APARTMENTS LLC,

Petitioner,

vs.

ARAPAHOE COUNTY BOARD OF EQUALIZATION,

Respondent.

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 and described as follows: 3111 S. Truckee Ct. and 3396 S. Uravan St.,; RA #'s 341-070 & 071.

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:

ACTUAL VALUES, AS ASSIGNED BY ARAPAHOE COUNTY

| <u>SCHEDULE NO.</u> | <u>LAND VALUE</u> | <u>IMPROVEMENTS</u> | <u>TOTAL 2002 ACTUAL VALUE</u> |
|---------------------|-------------------|---------------------|------------------------------------|
| 1975-33-3-24-002 | \$ 972,000 | \$10,206,000 | \$11,178,000 |
| 1975-33-3-24-003 | \$1,920,000 | \$20,160,000 | \$22,080,000 |


ACTUAL VALUES, AS AGREED TO BY ALL PARTIES

| <u>SCHEDULE NO.</u> | <u>LAND</u> | <u>IMPROVEMENTS</u> | <u>TOTAL 2002 ACTUAL VALUE</u> |
|---------------------|-------------|---------------------|------------------------------------|
| 1975-33-3-24-002 | \$ 972,000 | \$ 9,396,000 | \$10,368,000 |
| 1975-33-3-24-003 | \$1,920,000 | \$18,560,000 | <u>\$20,480,000</u> |
| | | | \$30,848,000 |

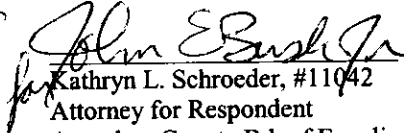
The valuation, as established above, shall be binding only with respect to the tax year 2002.

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

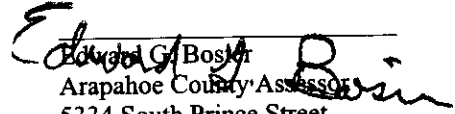
DATED this _____ day of _____ 2003.

 #1685

Ronald S. Loser, Esq.
1700 Lincoln St., #1300
Denver, CO 80203
(303) 866-9400



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



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