

<p>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203</p> <hr/> <p>Petitioner:</p> <p>ASPEN MEADOWS CO,</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: Ronald S. Loser, Esq Address: 1700 Lincoln St #1300 Denver, CO 80203 Phone Number: (303) 866-9400</p>	<p>Docket Number: 40853</p>
<p align="center">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.: 1973-01-4-28-001

Category: Valuation Property Type: Mixed-Use
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.

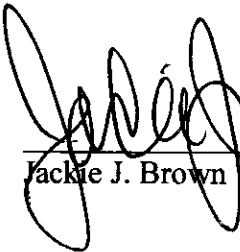
The Arapahoe County Assessor is directed to change his/her records accordingly.

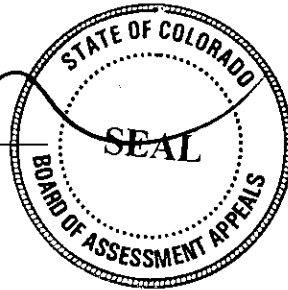
DATED/MAILED this 12th day of May, 2004.

This decision was put on the record

May 11, 2004

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


Jackie J. Brown



BOARD OF ASSESSMENT APPEALS



Karen E. Hart



Debra A. Baumbach

**BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO
DOCKET NUMBER 40853**

STIPULATION (As To Tax Year 2002 Actual Value)

ASPEN MEADOWS CO,

Petitioner,

vs.

ARAPAHOE COUNTY BOARD OF EQUALIZATION,

Respondent.

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 BOARD OF ASSESSMENT APPEALS
 STATE OF COLORADO

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 use described as follows: 651 Potomac St.; County Schedule Number 1973-01-4-28-001; RA 341-005

A brief narrative as to why the reduction was made: Analyzed cost, market and income information. Adjusted residential vs. commercial classification.

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

ORIGINAL VALUE		NEW VALUE (2002)		
			RESIDENTIAL	COMMERCIAL
Land	\$ 1,407,696	Land	\$ 1,270,645	\$ 137,051
Improvements	\$ 6,100,000	Improvements	\$ 3,513,355	\$ 378,949
Personal	\$ _____	Personal	\$ _____	\$ _____
Total	\$ 7,507,696	Total	\$ 4,784,000	\$ 516,000
		Assessment ratio	@ 9.15%	@29%

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 _____ 2004.

RSL #1485

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