

<p>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203</p> <hr/> <p>Petitioner:</p> <p>GRACE HOLDINGS II,</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. Robinson Waters and O’Dorisio</p> <p>Address: 1099 18th Street, Suite 2600 Denver, CO 80202-1926</p> <p>Phone Number: (303) 297-2600</p> <p>Attorney Reg. No.: 1685</p>	<p>Docket Number: 41239</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.: 2075-27-4-16-007

Category: Valuation Property Type: Mixed Use
2. Petitioner is protesting the 2000 actual value of the subject property.

3. The parties agreed that the 2000 actual value of the subject property should be reduced to:

Reference Attached Stipulation

4. The Board concurs with the Stipulation.

ORDER:

Respondent is ordered to reduce the 2000 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 22nd day of June, 2004.

This decision was put on the record

June 18, 2004

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

Penny S. Lowenthal
Penny S. Lowenthal



**BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO
DOCKET NUMBER 41239**

STIPULATION (As To Tax Years 2000 Actual Value)

GRACE HOLDINGS II,

Petitioner,

vs.

ARAPAHOE COUNTY BOARD OF COMMISSIONERS,

Respondent.

THE PARTIES TO THIS ACTION entered into a Stipulation regarding the tax year 1998 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 mixed use and described as follows: 9799 E. Geddes Ave.; County Schedule Number 2075-27-4-16-007; 2000 Abmt

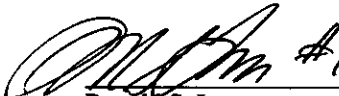
A brief narrative as to why the reduction was made: Analyzed cost, market & income information and adjusted residential vs. commercial classification.

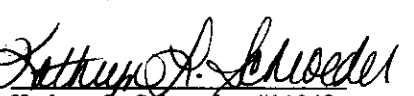
The parties have agreed that the 2000 actual value of the subject property should be reduced as follows:

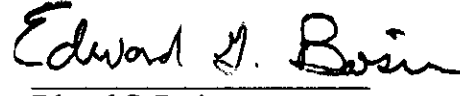
ORIGINAL VALUE		NEW VALUE (2003)		
		ESIDENTIAL	COMMERCIAL	
Land	\$ 319,824	Land	\$ 32,000	\$ 288,000
Improvements	\$ 1,780,176	Improvements	\$ 178,000	\$ 1,602,000
Personal	\$ _____	Personal	\$ _____	\$ _____
Total	\$ 2,100,000	Total	\$ 210,000	\$ 1,890,000
		Assessment ratio	@ 9.74%	@29%

The valuation, as established above, shall be binding only with respect to the tax year 2000. Both parties agree that the hearing before the Board of Assessment Appeals on this matter be vacated or is unnecessary if one has not yet been scheduled.

DATED this _____ day of _____, 2004.


Ronald S. Loser
1700 Lincoln St. #1300
Denver, CO 80203


Kathryn L. Schroeder, #11042
Attorney for Respondent
Arapahoe County Bd. of Equalization
5334 South Prince Street
Littleton, CO 80166


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