

<p>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203</p> <hr/> <p>Petitioner:</p> <p>COLORADO BONDI LAND CO II LLP & COLORADO BONDI LAND 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: Steve Letman Consultus</p> <p>Address: 16-A Inverness Place East Englewood, Colorado 80111</p> <p>Phone Number: 303-770-2420</p>	<p>Docket Number: 42038</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.: 2075-35-1-05-003 and 2075-35-1-05-004

Category: Valuation Property Type: Commercial
2. Petitioner is protesting the 2003 actual value of the subject property.

3. The parties agreed that the 2003 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 2003 actual value of the subject property, as set forth above.

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

DATED/MAILED this 24th day of July, 2004.

This decision was put on the record

July 23, 2004

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

Marian F. Brennan
Marian F. Brennan



**BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO
DOCKET NUMBER 42038**

STIPULATION (As To Tax Year 2003 Actual Value)

COLORADO BONDI LAND CO II LLP & COLORADO BONDI LAND CO.,

Petitioner,

vs.

ARAPAHOE COUNTY BOARD OF EQUALIZATION,

Respondent.

THE PARTIES TO THIS ACTION entered into a Stipulation, regarding the tax year 2003 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 offices described as follows: 44 Inverness Dr. E.; See Schedule Numbers below; RA 2848-008 & 029.

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

The parties have agreed that the 2003 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 2003 ACTUAL VALUE</u>
2075-35-1-05-003	\$142,800	\$332,200	\$475,000
2075-35-1-05-004	\$111,888	\$253,112	\$365,000

ACTUAL VALUES, AS AGREED TO BY ALL PARTIES

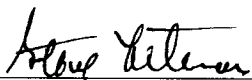
<u>SCHEDULE NO.</u>	<u>LAND</u>	<u>IMPROVEMENTS</u>	<u>TOTAL 2003 ACTUAL VALUE</u>
2075-35-1-05-003	\$142,800	\$287,492	\$430,292
2075-35-1-05-004	\$111,888	\$216,651	<u>\$328,539</u>
			\$758,831

The valuation, as established above, shall be binding only with respect to the tax year 2003.

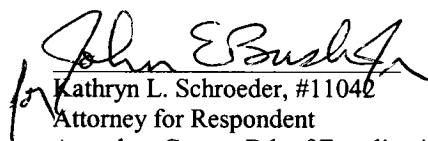
Both parties agree that the hearing before the Board of Assessment Appeals be vacated or is unnecessary if one has not yet been scheduled.

DATED this _____ day of _____ 2004.

RECORDED
11/11/04
11:11:16



Steve Letman
Consultus
16-A Inverness Pl E.
Englewood, CO 80111
(303) 770-2420



Kathryn L. Schroeder, #11042
Attorney for Respondent
Arapahoe County Bd. 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

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