

<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>RPSC 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: Steve A. Evans The E Company Address: P.O. Box 260511 Highlands Ranch, CO 80163 Phone Number: 720.351.3515</p>	<p><b>Docket Number: 42118</b></p>
<p><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.: 1973-36-3-02-003+2**

**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:

[PLEASE REFERENCE 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/her records accordingly.

**DATED/MAILED** this 21<sup>st</sup> day of March, 2005.

This decision was put on the record

March 18, 2005

**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

Keela K. Steele  
Keela K. Steele



**BOARD OF ASSESSMENT APPEALS  
STATE OF COLORADO  
DOCKET NUMBER 42118**

**STIPULATION (As To Tax Year 2003 Actual Value)**

**RPSC LLC,**

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 commercial and described as follows: See schedule numbers below; RA's 3906-023 thru 025.

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

The parties have agreed that the 2003 actual value of the subject property should be reduced as follows:

**2003 ASSESSED VALUES**

PPI NUMBER	LAND VALUE	IMPROVEMENTS	ADJUSTED VALUE
1973-36-3-02-003	\$65,375	\$384,625	\$450,000
1973-36-3-02-004	\$1,927,265	\$2,172,735	\$4,100,000
1973-36-3-02-005	\$171,755	\$98,245	\$270,000

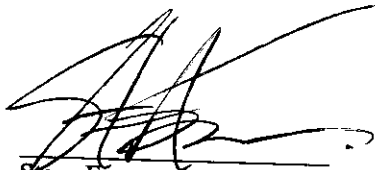
**ADJUSTED 2003 VALUES**

PPI NUMBER	LAND VALUE	IMPROVEMENTS	ADJUSTED VALUE
1973-36-3-02-003	\$65,375	\$384,625	\$450,000 No Chg
1973-36-3-02-004	\$1,927,265	\$2,032,735	\$3,960,000
1973-36-3-02-005	\$171,755	\$98,245	\$270,000 No Chg
<b>TOTAL</b>			<b>4,680,000</b>

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 4<sup>th</sup> day of February 2005.



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