

<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>ST. PAUL PROPERTIES,</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: Todd J. Stevens STEVENS &amp; ASSOCIATES</p> <p>Address: 640 Plaza Dr., Ste. 290 Littleton, Colorado 80219</p> <p>Phone Number: 303-347-1878</p>	<p><b>Docket Number: 42257</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.: 2075-21-1-19-001**

**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:

Land:	\$2,494,530.00
Improvements:	<u>\$4,005,470.00</u>
Total:	\$6,500,000.00

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 25<sup>th</sup> day of January, 2005.

This decision was put on the record

January 24, 2005

**BOARD OF ASSESSMENT APPEALS**

Karen E Hart

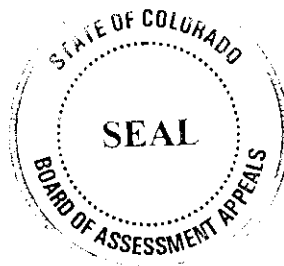
Karen E. Hart

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

Judy A. Venable  
Judy A. Venable



BOARD OF ASSESSMENT APPEALS  
STATE OF COLORADO  
DOCKET NUMBER 42257

STIPULATION (As To Tax Year 2003 Actual Value)

ST PAUL PROPERTIES,

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 and described as follows: 6060 S. Willow Dr.; County Schedule Number 2075-21-1-19-001; RA 500-017.

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

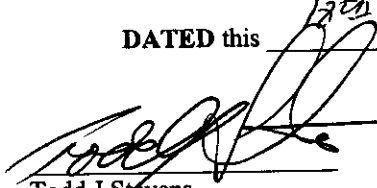
The parties have agreed that the 2003 actual value of the subject property should be reduced as follows:

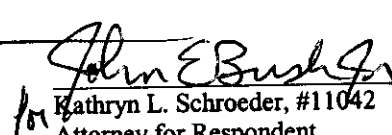
ORIGINAL VALUE		NEW VALUE (2003)	
Land	\$ 2,494,530	Land	\$ 2,494,530
Improvements	\$ 7,305,470	Improvements	\$ 4,005,470
Personal	\$ _____	Personal	\$ _____
Total	\$ 9,800,000	Total	\$ 6,500,000


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 12<sup>th</sup> day of JAN 2005.

  
Todd J Stevens  
Stevens & Associates  
640 Plaza Dr., Ste. 290  
Littleton, CO 80219

  
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