

<p>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203</p> <hr/> <p>Petitioner:</p> <p>INTERVEST BRADFORD II LTD,</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 Attorney Reg. No.: 1685</p>	<p>Docket Number: 42353</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.: 2075-27-3-20-001

Category: Valuation **Property Type: Residential and 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.

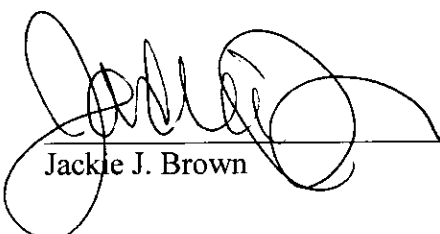
The Arapahoe County Assessor is directed to change his/her records accordingly.

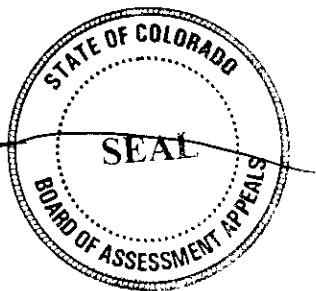
DATED/MAILED this 8th day of January, 2004.

This decision was put on the record

January 7, 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 42353

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STIPULATION (As To Tax Year 2003 Actual Value)

INTERVEST BRADFORD II LTD,

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 lodging described as follows: 7150 S. Clinton St.; Schedule Number 2075-27-3-20-001; RA 3911-039.

A brief narrative as to why the reduction was made: Analyzed residential vs. commercial classification.

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

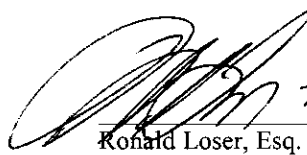
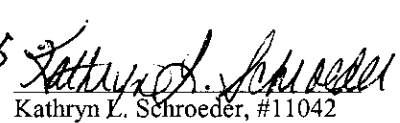
ACTUAL VALUES, AS ASSIGNED BY ARAPAHOE COUNTY

ORIGINAL VALUE	NEW VALUE (2003)	
	RESIDENTIAL	COMMERCIAL
Land	\$ 193,548	\$ 719,412
Improvements	\$ 654,452	\$ 2,432,588
Personal	\$ _____	\$ _____
Total	\$ 848,000	\$ 3,152,000
	Assessment ratio @ 7.96%	@29%

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 _____ 2003.

 #1685 

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