

<b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	
Petitioner:  <b>HOME DEPOT USA INC,</b>  v.  Respondent:  <b>ARAPAHOE COUNTY BOARD OF EQUALIZATION.</b>	
Attorney or Party Without Attorney for the Petitioner:  Name: Ronald S. Loser, Esq. Robinson, Waters and O’Dorisio Address: 1099 18 <sup>th</sup> Street, Suite 2600 Denver, CO 80202-1926 Phone Number: 303.297.2600	<b>Docket Number: 44332</b>
<b>ORDER ON STIPULATION</b>	

**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.: 1973-18-3-04-010+2**  
  
           **Category: Valuation           Property Type: Commercial**
2. Petitioner is protesting the 2004 actual value of the subject property.

3. The parties agreed that the 2004 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 2004 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 7<sup>th</sup> day of March, 2005.

This decision was put on the record

March 4, 2005

**BOARD OF ASSESSMENT APPEALS**

Karen E Hart

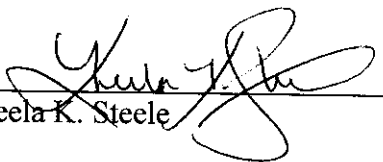
Karen E. Hart

Debra A. Baumbach

Debra A. Baumbach

I hereby certify that this is a true and correct copy of the decision of the Board of Assessment Appeals

Keela K. Steele



**BOARD OF ASSESSMENT APPEALS  
STATE OF COLORADO  
DOCKET NUMBER 44332**

---

**STIPULATION (As To Tax Years 2004 Actual Value)**

---

**HOME DEPOT USA INC.,**

Petitioner,

vs.

**ARAPAHOE COUNTY BOARD OF EQUALIZATION,**

Respondent.

---

THE PARTIES TO THIS ACTION entered into a Stipulation regarding the tax year 2004 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: 860 S. Colorado Blvd, See County Schedule Number below; RA's 391-035 thru 037.

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

The parties have agreed that the 2004 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 2004 ACTUAL VALUE</u>
1973-18-3-04-010	\$1,657,581	\$ 31,205	\$1,688,786
1973-18-3-04-017	\$5,204,320	\$2,025,680	\$7,230,000
1973-18-3-12-002	\$ 872,289	\$ 17,063	\$ 889,352

**ACTUAL VALUES, AS AGREED TO BY ALL PARTIES**

<u>SCHEDULE NO.</u>	<u>LAND</u>	<u>IMPROVEMENTS</u>	<u>TOTAL 2004 ACTUAL VALUE</u>
1973-18-3-04-010	\$1,657,581	\$ 31,205	\$1,688,786 no chg
1973-18-3-04-017	\$5,204,320	\$1,317,542	\$6,521,862
1973-18-3-12-002	\$ 872,289	\$ 17,063	\$ 889,352 no chg
		Total	\$9,100,000

The valuation, as established above, shall be binding only with respect to the tax year 2004.

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 \_\_\_\_\_ 2005.

 #1685 

Ronald S. Loser, Esq.  
Robinson Waters & O'Dorisio  
1099 18<sup>th</sup> Street, Ste. 2600  
Denver, CO 80202-1926  
(303) 297-2750

Kathryn L. Schroeder, #11042  
Attorney for Respondent  
Arapahoe Cty 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

Docket #: 42368