

<b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	
Petitioner:  <b>JOHNSON PROPERTIES,</b>  v.  Respondent:  <b>ARAPAHOE COUNTY BOARD OF EQUALIZATION.</b>	
Attorney or Party Without Attorney for the Petitioner:  Name: William H. Ebbert Address: 6999 South Jordan Road Centennial, Colorado 80112	<b>Docket Number: 42451</b>
<b>ORDER</b>	

**THIS MATTER** was heard by the Board of Assessment Appeals on July 21, 2004, Debra A. Baumbach, Sondra W. Mercier and Judee Nuechter presiding. Petitioner was represented by William H. Ebbert. Respondent was represented by George Rosenberg, Esq.

**PROPERTY DESCRIPTION:**

Subject property is described as follows:

**6999 South Jordan Road, Centennial, Colorado  
(Arapahoe County Schedule No. 2073-30-1-01-003)**

Petitioner is protesting the 2003 valuation of the subject property, two warehouse/storage buildings located on approximately 9.448 acres of land.

**FINDINGS OF FACT:**

- 1. The July 21, 2004 hearing was continued.
- 2. Prior to reconvening, the parties agreed to the following stipulated value for tax year 2003:

Land:	\$1,436,734.00
Improvements:	\$ <u>713,266.00</u>
Total:	\$2,150,000.00

A copy of the Stipulation is attached hereto and incorporated as a part of this decision.

**ORDER:**

Respondent is ordered to reduce the 2003 actual value of the subject property to \$2,150,000.00, with \$1,436,734.00 allocated to land and \$713,266.00 allocated to improvements.

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

**DATED and MAILED** this 24<sup>th</sup> day of August, 2004.

**BOARD OF ASSESSMENT APPEALS**

*Sondra W. Mercier*

Sondra W. Mercier

*Debra A. Baumbach*

Debra A. Baumbach

*Judee Nuechter*

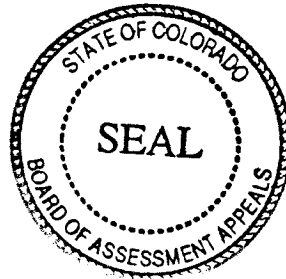
Judee Nuechter

This decision was put on the record

**AUG 23 2004**

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

*Penny S. Lowenthal*  
Penny S. Lowenthal



**BOARD OF ASSESSMENT APPEALS  
STATE OF COLORADO  
DOCKET NUMBER 42451**

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

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**JOHNSON PROPERTIES,**

Petitioner,

vs.

**ARAPAHOE COUNTY BOARD OF EQUALIZATION,**

Respondent.

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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 described as follows: 6999 S. Jordan Rd; Schedule Number 2073-30-1-01-003; RA 3871-002.

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:

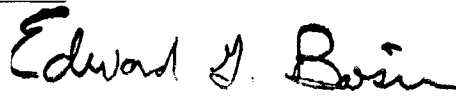
ORIGINAL VALUE		NEW VALUE (2003)	
Land	\$1,486,734	Land	\$ 1,436,734
Improvements	\$ 713,266	Improvements	\$ 713,266
Personal	\$ _____	Personal	\$ _____
Total	\$2,200,000	Total	\$ 2,150,000

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 on this matter be vacated or is unnecessary if one has not yet been scheduled.

DATED this \_\_\_\_\_ day of \_\_\_\_\_, 2004.

  
William H. Ebbert  
~~221 Broadway~~  
~~Denver, CO 80203~~  
6999 South Jordan Rd.  
Centennial, CO  
80112

  
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

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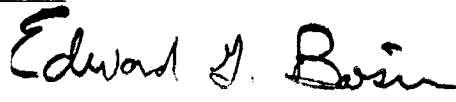
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