

**BOARD OF ASSESSMENT APPEALS,
STATE OF COLORADO**

1313 Sherman Street, Room 315
Denver, Colorado 80203

Petitioner:

**TEACHERS INSURANCE & ANNUITY ASSOCIATION
OF AMERICA,**

v.

Respondent:

ARAPAHOE COUNTY BOARD OF EQUALIZATION.

Attorney or Party Without Attorney for the Petitioner:

Name: Todd J. Stevens, Stevens & Associates
Address: 7950 South Lincoln Street, Ste. 110
Littleton, CO 80122
Phone Number: (303) 347-1878
E-mail:
Attorney Registration No.:

Docket Number: 35240

ORDER (On Stipulation)

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:

SEE ATTACHED STIPULATION

2. Petitioner is protesting the 1999 actual value of the subject property.

3. The parties agreed that the 1999 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 1999 actual value of the subject property, as set forth above.

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

DATED/MAILED this 8th day of May, 2001.

BOARD OF ASSESSMENT APPEALS

This decision was put on the record

May 8, 2001

Karen E Hart

Karen E. Hart

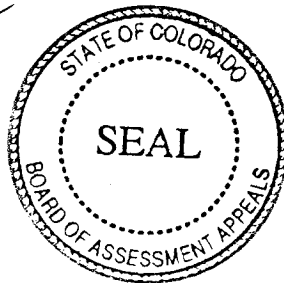
Mark R. Linné

Mark R. Linné

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

Barbara J. Schlosser
Barbara J. Schlosser

Docket Number 35240



**BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO
DOCKET NUMBER 35240**

STIPULATION AND ORDER (As To Tax Year 1999 Actual Value)

TEACHERS INSURANCE & ANNUITY ASSOCIATION OF AMERICA,

Petitioner,

vs.

ARAPAHOE COUNTY BOARD OF EQUALIZATION,

Respondent.

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BO. OF ASSESSMENT APPEALS

THE PARTIES TO THIS ACTION entered into a Stipulation, which has been approved by the Board of Assessment Appeals. A conference call with the petitioner and respondent have resulted in the following agreement:

Subject properties are classified as warehouse/storage and described as follows:

1300 S. Potomac St.; RA 4562-191
1360 S. Potomac St.; RA 4562-192. See Schedule numbers below.

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

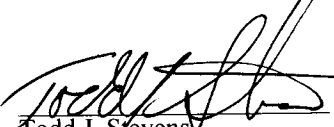
The parties have agreed that the 1999 actual value of the subject property should be reduced as follows:

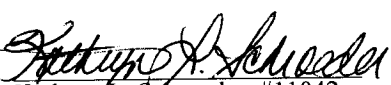
	ORIGINAL VALUE			Total
	Land	Improvements	Personal	
1973-24-1-09-001	\$647,083	\$3,602,917		\$4,250,000
1973-24-1-09-002	\$870,545	\$2,279,455		\$3,150,000


	NEW VALUE 1999			Total
	Land	Improvements	Personal	
1973-24-1-09-001	\$647,083	\$3,282,917		\$3,930,000
1973-24-1-09-002	\$870,545	\$1,949,455		\$2,820,000

The Board concurs with the Stipulation.

DATED this 26 day of April 2001.


Todd J. Stevens
Stevens & Associates
7950 S. Lincoln St., Ste. 110
Littleton, CO 80122


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
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