

<p>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203</p> <hr/> <p>Petitioner:</p> <p>STAN LUCAS,</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: Dan George, Bridge & Associates Address: P.O. Box 280367 Lakewood, Colorado 80228 Phone Number: (303) 237-6997 E-mail: Attorney Reg. No.:</p>	<p>Docket Number: 35274</p>
<p align="center">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:

**1865 WEST UNION AVENUE
ARAPAHOE COUNTY SCHEDULE NO. 2077-09-2-00-034 RA4032-174**

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:

Land	\$ 653,400.00
Improvement	<u>\$2,481,200.00</u>
Total	\$3,134,600.00

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 4th day of June, 2001.

This decision was put on the record

June 4, 2001

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

Diane Von Dollen
Diane Von Dollen

Docket Number 35274.stip

BOARD OF ASSESSMENT APPEALS

Karen E Hart
Karen E. Hart

Mark R. Linné
Mark R. Linné



6-14

**BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO
DOCKET NUMBER 35274**

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

STAN LUCAS,

Petitioner,

vs.

ARAPAHOE COUNTY BOARD OF EQUALIZATION,

Respondent.

BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO
MAY 31 12:09 PM '01

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 property is classified as warehouse/storage and described as follows:

1865 W. Union Ave.; County Schedule Number 2077-09-2-00-034; ra-4032-174


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

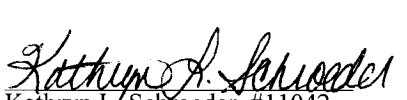
The parties have agreed that the 1999 actual value of the subject property should be reduced as follows:


ORIGINAL VALUE		NEW VALUE (1999)	
Land	\$ 653,400	Land	\$ 653,400
Improvements	\$3,096,600	Improvements	\$ 2,481,200
Personal	\$	Personal	\$
Total	\$3,750,000	Total	\$ 3,134,600

The Board concurs with the Stipulation.

DATED this 22 day of May 2001.


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