

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

1313 Sherman Street, Room 315
Denver, Colorado 80203

Petitioner:

STAN LUCAS,

v.

Respondent:

**ARAPAHOE COUNTY BOARD OF
EQUALIZATION.**

Attorney or Party Without Attorney for the Petitioner:

Dan George, Bridge & Associates
P.O. Box 280367
Lakewood, Colorado 80228
Phone Number: (303) 237-6997
E-mail:
Attorney Registration No.:

Docket Number: 35279

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.

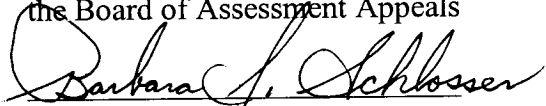
The Arapahoe County Assessor is directed to change his records accordingly.

DATED/MAILED this 13th day of February, 2001.

This decision was put on the record

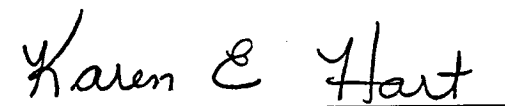
February 13, 2001


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

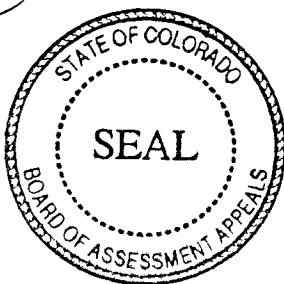

Barbara J. Schlosser

Docket Number 35279

BOARD OF ASSESSMENT APPEALS


Karen E. Hart


Harry J. Fuller



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**BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO
DOCKET NUMBER 35279**

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

STAN LUCAS,

Petitioner,

vs.

ARAPAHOE COUNTY BOARD OF EQUALIZATION

Respondent.

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 BOARD 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 property is classified and described as follows:
 1835 W. Union Ave; warehouse/storage; RA 4032-059
 Warehouse/storage; RA 4032-060
 1825 W. Union Ave./ warehouse/storage; RA 4032-061
 1910 W. Stanford Ave.; warehouse/storage; RA 4032-062

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:

ACTUAL VALUES, AS ASSIGNED BY ARAPAHOE COUNTY

<u>SCHEDULE NUMBER</u>	<u>LAND VALUE</u>	<u>IMPROVEMENTS</u>	<u>TOTAL 1999 ACTUAL VALUE</u>
2077-09-2-00-092	\$321,474	\$1,578,526	\$1,900,000
2077-09-2-00-094	\$107,157	\$ 467,843	\$ 575,000
2077-09-2-00-095	\$137,865	\$ 512,135	\$ 650,000
2077-09-2-00-137	\$ 82,608	\$ 237,392	\$ 320,000

ACTUAL VALUES, AS AGREED TO BY ALL PARTIES

<u>SCHEDULE NUMBER</u>	<u>LAND VALUE</u>	<u>IMPROVEMENTS</u>	<u>TOTAL 1999 ACTUAL VALUE</u>
2077-09-2-00-092	\$321,474	\$1,530,228	\$1,851,702
2077-09-2-00-094	\$107,157	\$ 419,633	\$ 526,790
2077-09-2-00-095	\$137,865	\$ 494,115	\$ 631,980
2077-09-2-00-137	\$ 82,608	\$ 163,162	\$ 245,770

The Board concurs with the Stipulation.

DATED this 30th day of January 2001

Dan George *Kathryn L. Schroeder*

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Docket # 35279