

<p><b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203</p> <hr/> <p>Petitioner:</p> <p><b>CANAL PLACE LLC.,</b></p> <p>v.</p> <p>Respondent:</p> <p><b>ARAPAHOE COUNTY BOARD OF EQUALIZATION.</b></p>	
<p>Attorney or Party Without Attorney for the Petitioner:</p> <p>Name: Mike Walter, Bridge &amp; Associates Address: P.O. Box 280367 Lakewood, CO 80228 Phone Number: (303) 237-6997 E-mail: Attorney Registration No.:</p>	<p>Docket Number: 35302</p>
<p><b>ORDER (On Stipulation)</b></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:

**12101 EAST 2<sup>ND</sup> AVENUE**  
**ARAPAHOE COUNTY SCHEDULE NO. 1973-12-2-16-001; RA 4032-094**
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	\$228,368.00
Improvement	<u>\$421,632.00</u>
Total	\$650,000.00

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 6th day of April, 2001.

**BOARD OF ASSESSMENT APPEALS**

This decision was put on the record

April 6, 2001

*Karen E Hart*

Karen E. Hart

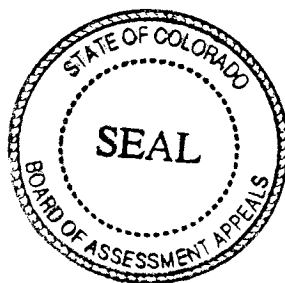
*Harry J Fuller*

Harry J. Fuller

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 35302



BOARD OF ASSESSMENT APPEALS  
STATE OF COLORADO  
DOCKET NUMBER 35302

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

CANAL PLACE LLC,

Petitioner,

vs.

ARAPAHOE COUNTY BOARD OF EQUALIZATION,

Respondent.

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 offices and described as follows:

12101 E. 2nd Ave.; County Schedule Number 1973-12-2-16-001; ra-4032-094

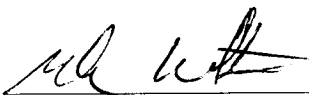
A brief narrative as to why the reduction was made: Analyzed cost, market & income information.


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


ORIGINAL VALUE		NEW VALUE (1999)	
Land	\$ 228,368	Land	\$ 228,368
Improvements	\$ 471,632	Improvements	\$ 421,632
Personal	\$	Personal	\$
Total	\$ 700,000	Total	\$ 650,000

The Board concurs with the Stipulation.

DATED this 30TH day of MARCH 2001.

  
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