

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

1313 Sherman Street, Room 315
Denver, Colorado 80203

Petitioner:

JEFFERY SINCLAIR,

v.

Respondent:

ARAPAHOE COUNTY BOARD OF EQUALIZATION.

Attorney or Party Without Attorney for the Petitioner:

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

Docket Number: 35328

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:

**3000 SOUTH WYANDOT STREET
ARAPAHOE COUNTY SCHEDULE NO. 1971-33-2-09-010; RA 4032-150**

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	\$169,230.00
Improvement	<u>\$397,170.00</u>
Total	\$566,400.00

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 35328



BOARD OF ASSESSMENT APPEALS
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STATE OF COLORADO
BOARD OF ASSESSMENT APPEALS
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STIPULATION AND ORDER (As To Tax Year 1999 Actual Value)

JEFFERY SINCLAIR,

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 warehouse/storage and described as follows:

3000 S. Wyandot St.; County Schedule Number 1971-33-2-09-010; ra-4032-150

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:

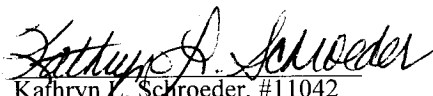
ORIGINAL VALUE		NEW VALUE (1999)	
Land	\$ 169,230	Land	\$ 169,230
Improvements	\$ 430,770	Improvements	\$ 397,170
Personal	\$ _____	Personal	\$ _____
Total	\$ 600,000	Total	\$ 566,400

The Board concurs with the Stipulation.

DATED this 26th day of March 2001



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