

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

1313 Sherman Street, Room 315
Denver, Colorado 80203

Petitioner:

6857 SOUTH SPRUCE STREET LLC,

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: 35348

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:

**6857 SOUTH SPRUCE STREET
ARAPAHOE COUNTY SCHEDULE NO. 2075-28-2-16-002; RA 4032-118**

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	\$211,704.00
Improvement	\$348,296.00
Total	\$560,000.00

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.

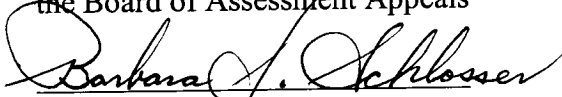
The Arapahoe County Assessor is directed to change his records accordingly.

DATED/MAILED this 23rd day of March, 2001.

This decision was put on the record

March 23, 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 35348

BOARD OF ASSESSMENT APPEALS



Karen E. Hart


Harry J. Fuller



BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO
DOCKET NUMBER 35348

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BOARD OF ASSESSMENT APPEALS

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

6857 SOUTH SPRUCE STREET 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:

6857 S. Spruce St.; County Schedule Number 2075-28-2-16-002; ra-4032-118

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	\$ 211,704	Land	\$ 211,704
Improvements	\$ 420,796	Improvements	\$ 348,296
Personal	\$ _____	Personal	\$ _____
Total	\$ 632,500	Total	\$ 560,000

The Board concurs with the Stipulation.

DATED this 14th day of March 2001.

Dan George
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