

<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>PINECORE INVESTMENTS 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: Moe Neshatian, Pinecore Investments Address: 6001 South Willow Drive #200 Greenwood Village, Colorado 80111 Phone Number: (303) 741-4505 E-mail: Attorney Reg.: #</p>	<p><b>Docket Number: 35469</b></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:

**6001 SOUTH WILLOW DRIVE  
ARAPAHOE COUNTY SCHEDULE NO. 2075-21-1-23-001; RA4752**

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	\$ 545,408.00
Improvement	<u>\$1,704,592.00</u>
Total	\$2,250,000.00

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 July, 2001.

This decision was put on the record

July 23, 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 35469.stip*

**BOARD OF ASSESSMENT APPEALS**

Karen E Hart

Karen E. Hart

Mark R. Linné

Mark R. Linné



BOARD OF ASSESSMENT APPEALS  
STATE OF COLORADO  
DOCKET NUMBER 35469

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BOARD OF ASSESSMENT APPEALS

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

PINECORE INVESTMENTS 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 warehouse/storage and described as follows:

6001 S. Willow Dr.; County Schedule Number 2075-21-1-23-001; ra-4752

A brief narrative as to why the reduction was made: Analyzed cost, market and 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	\$ 545,508	Land	\$ 545,408
Improvements	\$ 1,954,492	Improvements	\$ 1,704,592
Personal	\$ _____	Personal	\$ _____
Total	\$ 2,500,000	Total	\$ 2,250,000

The Board concurs with the Stipulation.

DATED this 7<sup>th</sup> day of July, 2001.

Moe Neshatian  
Moe Neshatian  
Pinecore Investments  
6001 S. Willow Dr. #200  
Greenwood Village, CO 80111

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