

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

1313 Sherman Street, Room 315
Denver, Colorado 80203

Petitioner:

FNC ASSOCIATES LLC,

v.

Respondent:

**ARAPAHOE COUNTY BOARD OF
EQUALIZATION.**

Attorney or Party Without Attorney for the Petitioner:

Name: Beldon Wright
Property Tax Advisors
Address: 3090 South Jamaica Court, Ste. 204
Aurora, CO 80014
Phone Number: (303) 368-0500
E-mail:
Attorney Registration No.:

Docket Number: 35568

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:

**12577 EAST CALEY AVENUE
ARAPAHOE COUNTY SCHEDULE NO. 2075-24-3-08-006; RA 4462-020**

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	\$121,040.00
Improvement	<u>\$528,960.00</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.

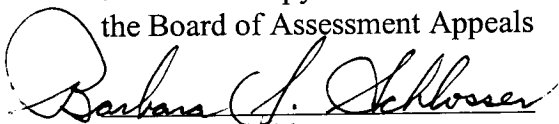
The Arapahoe County Assessor is directed to change his records accordingly.

DATED/MAILED this 2nd day of March, 2001.

This decision was put on the record

March 2, 2001

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

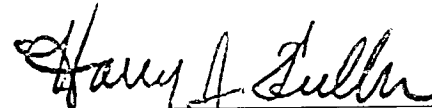

Barbara J. Schlosser

Docket Number 35568

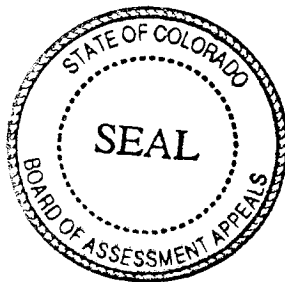
BOARD OF ASSESSMENT APPEALS



Karen E. Hart



Harry J. Fuller



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**BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO
DOCKET NUMBER 35568**

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

FNC ASSOCIATES LLC,

Petitioner,

vs.

ARAPAHOE COUNTY BOARD OF EQUALIZATION,

Respondent.

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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:

12577 E. Caley Ave., County Schedule Number 2075-24-3-08-006 RA 4462-020

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	\$ 121,040	Land	\$ 121,040
Improvements	\$ 563,960	Improvements	\$ 528,960
Personal		Personal	\$
Total	\$ 685,000	Total	\$ 650,000

The Board concurs with the Stipulation.

DATED this 19th day of February 2001.

Beldon Wright
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