

<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>NEIDECKER LP ET AL,</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: Beldon Wright, Property Tax Advisors Address: 3090 South Jamaica Court, #204 Aurora, Colorado 80014 Phone Number: (303) 368-0500 E-mail: Attorney Reg. No.:</p>	<p><b>Docket Number: 35595</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:

**2801 SOUTH VALLEJO STREET  
ARAPAHOE COUNTY SCHEDULE NO. 1971-33-2-05-006 RA 4462-011**

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	\$ 147,372.00
Improvement	\$ 932,628.00
Total	\$1,080,000.00

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 8th day of May, 2001.

This decision was put on the record

May 8, 2001

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

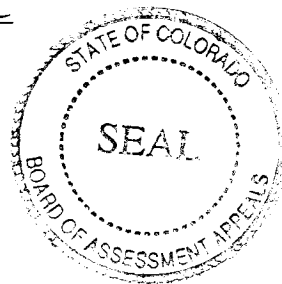
Diane Von Dollen  
Diane Von Dollen

Docket Number 35595.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 35595

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

NEIDECKER LP ET AL,

Petitioner,

vs.

ARAPAHOE COUNTY BOARD OF EQUALIZATION,

Respondent.

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STATE OF COLORADO  
BOARD OF ASSESSMENT APPEALS

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:

2801 S. Vallejo St.; County Schedule Number 1971-33-2-05-006 RA 4462-011

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	\$ 147,372	Land	\$ 147,372
Improvements	\$ 1,052,628	Improvements	\$ 932,628
Personal		Personal	\$
Total	\$ 1,200,000	Total	\$ 1,080,000

The Board concurs with the Stipulation.

DATED this 26<sup>th</sup> day of April 2001.

*Beldon Wright*  
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Arapahoe County Assessor  
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