

<p>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203</p> <hr/> <p>Petitioner:</p> <p>CHELSEA NISHKAN, INC.,</p> <p>v.</p> <p>Respondent:</p> <p>ARAPAHOE COUNTY BOARD OF EQUALIZATION.</p>	
<p>Attorney or Party Without Attorney for the Petitioner:</p> <p>Name: Thomas E. Downey, Jr. Esq. Downey & Knickrehm, P.C.</p> <p>Address: 1700 Lincoln Street, Suite 3601 Denver, Colorado 80203</p> <p>Phone Number: (303) 813-1111</p> <p>E-mail:</p> <p>Attorney Registration No.: 9686</p>	<p>Docket Number: 37386</p>
<p>ORDER (On Stipulation)</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:

17600 E. Exposition Dr., County Schedule No. 1975-16-3-15-002
2. Petitioner is protesting the 2000 actual value of the subject property.

3. The parties agreed that the 2000 actual value of the subject property should be reduced to:

Land	\$ 785,648.00
Improvement	<u>\$2,966,352.00</u>
Total	\$3,752,000.00

4. The Board concurs with the Stipulation.

ORDER:

Respondent is ordered to reduce the 2000 actual value of the subject property, as set forth above.


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

DATED/MAILED this 3rd day of October, 2001.

This decision was put on the record

October 2, 2001

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


Penny S. Bunnell

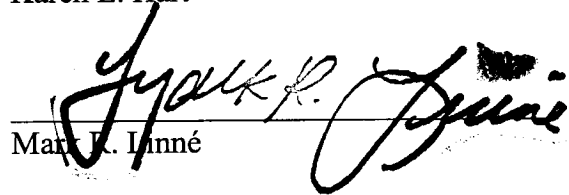
Docket Number 37386



BOARD OF ASSESSMENT APPEALS



Karen E. Hart



Mark K. Linné

BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO
DOCKET NUMBER 37386

STIPULATION AND ORDER (As To Tax Year 2000 Actual Value)

CHELSEA NISHKAN, INC.,

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:

17600 E. Exposition Dr.; County Schedule Number 1975-16-3-15-002; RA-175-008

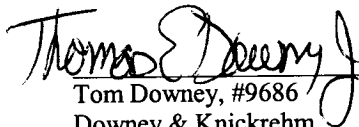
A brief narrative as to why the reduction was made: Analyzed cost, market and income information.

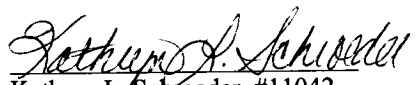
The parties have agreed that the 2000 actual value of the subject property should be reduced as follows:

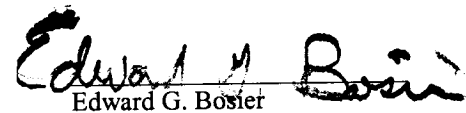
ORIGINAL VALUE		NEW VALUE (2000)	
Land	\$ 785,648	Land	\$ 785,648
Improvements	\$ 3,614,352	Improvements	\$ 2,966,352
Personal	\$ _____	Personal	\$ _____
Total	\$ 4,400,000	Total	\$ 3,752,000

The Board concurs with the Stipulation.

DATED this 20th day of September 2001.


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