

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

1313 Sherman Street, Room 315  
Denver, Colorado 80203

Petitioner:

**JEFFERY SINCLAIR,**

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: 37636

**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:

**3000 SOUTH WYANDOT STREET  
ARAPAHOE COUNTY SCHEDULE NO. 1971-33-2-09-010; RA 351-074**

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	\$169,230.00
Improvement	<u>\$397,170.00</u>
Total	\$566,400.00

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 records accordingly.

**DATED/MAILED** this 6th day of April, 2001.

**BOARD OF ASSESSMENT APPEALS**

This decision was put on the record

April 6, 2001

Karen E Hart  
Karen E. Hart

Harry J Fuller  
Harry J. Fuller

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

Barbara J. Schlosser  
Barbara J. Schlosser

Docket Number 37636



BOARD OF ASSESSMENT APPEALS  
STATE OF COLORADO  
DOCKET NUMBER 37636

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

JEFFERY SINCLAIR,

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:

3000 S. Wyandot St.; County Schedule Number 1971-33-2-09-010; ra-351-074


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

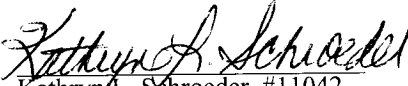
The parties have agreed that the 2000 actual value of the subject property should be reduced as follows:


ORIGINAL VALUE		NEW VALUE (2000)	
Land	\$ 169,230	Land	\$ 169,230
Improvements	\$ 430,770	Improvements	\$ 397,170
Personal	\$	Personal	\$
Total	\$ 600,000	Total	\$ 566,400

The Board concurs with the Stipulation.

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

  
Dan George  
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(303) 237-6997

  
Kathryn L. Schroeder, #11042  
Attorney for Respondent  
Arapahoe County Bd. of Equalization  
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Littleton, CO 80166  
(303) 795-4639

  
Edward G. Bosier  
Arapahoe County Assessor  
5334 South Prince Street  
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