

<p>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203</p> <hr/> <p>Petitioner:</p> <p>48TH AVENUE REALTY CO.,</p> <p>v.</p> <p>Respondent:</p> <p>ARAPAHOE COUNTY BOARD OF COMMISSIONERS.</p>	
<p>Attorney or Party Without Attorney for the Petitioner:</p> <p>Name: Stevens & Associates, Inc. Address: 7950 South Lincoln Street, Suite 110 Littleton, CO 80122 Phone Number: (303) 347-1878 E-mail: Attorney Registration No.:</p>	<p>Docket Number: 38022</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:

County Schedule No.: 2077-27-3-18-002

Category: Refund/Abatement

Property Type: Commercial

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	\$ 465,220.00
Improvements	<u>\$1,325,492.00</u>
Total	\$1,790,712.00

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 22nd day of February, 2002.

This decision was put on the record

February 20, 2002

BOARD OF ASSESSMENT APPEALS

Karen E Hart

Karen E. Hart

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

Debra A. Baumbach

Debra A. Baumbach

Penny S Bunnell
Penny S Bunnell

Docket Number 38022

**BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO
DOCKET NUMBER 38022**

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

48TH AVENUE REALTY CO.,

Petitioner,

vs.

ARAPAHOE COUNTY BOARD OF COMMISSIONERS,

Respondent.

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BOARD OF ASSESSMENT APPEALS
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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 commercial and described as follows:

8 West Dry Creek Cir., County Schedule Number 2077-27-3-18-002, Abatement

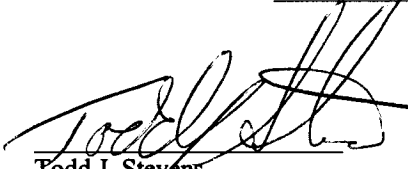
A brief narrative as to why the reduction was made: Analyzed cost, market, & income information.

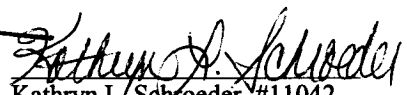
The parties have agreed that the 1999 actual value of the subject property should be reduced as follows:

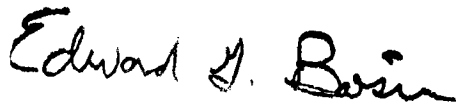
ORIGINAL VALUE		NEW VALUE (1999)	
Land	\$ 465,220	Land	\$ 465,220
Improvements	\$ 1,434,780	Improvements	\$ 1,325,492
Personal	\$ _____	Personal	\$ _____
Total	\$ 1,900,000	Total	\$ 1,790,712

The Board concurs with the Stipulation.

DATED this _____ day of _____ 2002.


Todd J. Stevens
Stevens & Associates
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Littleton, CO 80122


Kathryn L. Schroeder, #11042
Attorney for Respondent
Arapahoe County Bd. of Equalization
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Arapahoe County Assessor
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