

<p>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203</p> <hr/> <p>Petitioner:</p> <p>EVANS REAL ESTATE,</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 Address: 7950 S. Lincoln Street, Suite 110 Littleton, CO 80122 Phone Number: (303) 347-1878 E-mail: Attorney Registration No.:</p>	<p>Docket Number: 38024</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.: 1973-16-3-01-001

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	\$1,587,000.00
Improvements	<u>\$7,663,000.00</u>
Total	\$9,250,000.00

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 7th day of March, 2002.

This decision was put on the record

March 6, 2002

BOARD OF ASSESSMENT APPEALS

Karen E Hart

Karen E. Hart

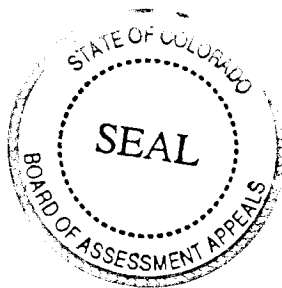
I hereby certify that this is a true and correct copy of the decision of the Board of Assessment Appeals

Debra A. Baumbach

Debra A. Baumbach

Penny S. Bunnell
Penny S. Bunnell

Docket Number 38024



**BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO
DOCKET NUMBER 38024**

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

EVANS REAL ESTATE,

Petitioner,

vs.

ARAPAHOE COUNTY BOARD OF COMMISSIONERS,

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 commercial and described as follows:

1039 So. Parker Rd, County Schedule Number 1973-16-3-01-001, 1999 Abatement

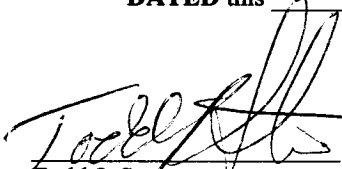
A brief narrative as to why the reduction was made: Analyzed market information.

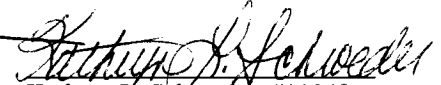
The parties have agreed that the 1999 actual value of the subject property should be reduced as follows:

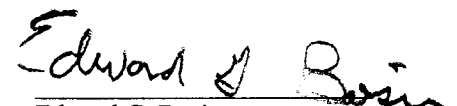
ORIGINAL VALUE		NEW VALUE (1999)	
Land	\$ 1,587,000	Land	\$1,587,000
Improvements	\$ 8,020,500	Improvements	\$ 7,663,000
Personal	\$ _____	Personal	\$ _____
Total	\$ 9,607,500	Total	\$ 9,250,000

The Board concurs with the Stipulation.

DATED this _____ day of _____ 2002.


Todd J. Stevens
Stevens & Associates
7950 S. Lincoln St., Ste. 110
Littleton, CO 80122


Kathryn L. Schroeder, #11042
Attorney for Respondent
Arapahoe County Bd. of Equalization
5334 South Prince Street
Littleton, CO 80166
(303) 795-4639


Edward G. Bosier
Arapahoe County Assessor
5334 South Prince Street
Littleton, CO 80166
(303) 795-4600

**BOARD OF ASSESSMENT APPEALS,
STATE OF COLORADO**
1313 Sherman Street, Room 315
Denver, Colorado 80203

Petitioner:

EVANS REAL ESTATE

v.

Respondent:

ARAPAHOE COUNTY BOARD OF COMMISSIONERS.

Attorney or Party Without Attorney for the Petitioner:

Name: Todd J. Stevens
Address: 7950 S. Lincoln St., Suite 110
Littleton, CO 80122
Phone Number: (303) 347-1878
Attorney Registration No.:

Docket No.: **38024**

AMENDMENT TO ORDER (On Stipulation)

THE BOARD OF ASSESSMENT APPEALS hereby amends page 1 of its 2002 Order in the above-captioned appeal to reflect that the schedule number of the subject property is 1973-16-3-01-011.

In all other respects, the March 7, 2002 Order shall remain in full force and effect.

DATED/MAILED this 14th day of May, 2002.

This amendment was put on the record

May 10, 2002

BOARD OF ASSESSMENT APPEALS

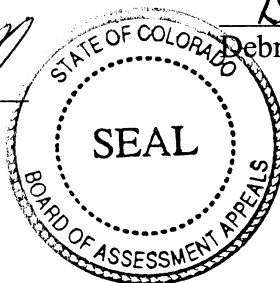
Karen E. Hart

Karen E. Hart

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

Penny S. Bunnell
Penny S. Bunnell

Debra A. Baumbach
Debra A. Baumbach



BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO
DOCKET NUMBER 38024

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

EVANS REAL ESTATE,

Petitioner,

vs.

ARAPAHOE COUNTY BOARD OF COMMISSIONERS,

Respondent.

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STATE OF COLORADO
BOARD OF ASSESSMENT APPEALS

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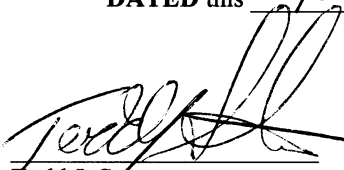
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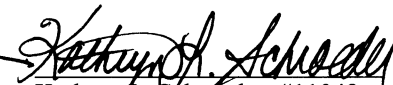
The parties have agreed that the 1999 actual value of the subject property should be reduced as follows:


ORIGINAL VALUE		NEW VALUE (1999)	
Land	\$ 1,587,000	Land	\$1,587,000
Improvements	\$ 8,020,500	Improvements	\$ 7,663,000
Personal	\$ _____	Personal	\$ _____
Total	\$ 9,607,500	Total	\$ 9,250,000

The Board concurs with the Stipulation.

DATED this 7th day of May 2002.


Todd J. Stevens
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