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|--|------------------------------------|
| <p><b>BOARD OF ASSESSMENT APPEALS,<br/>STATE OF COLORADO</b><br/>1313 Sherman Street, Room 315<br/>Denver, Colorado 80203</p> <hr/> <p>Petitioner:</p> <p><b>STAN LUCAS,</b></p> <p>v.</p> <p>Respondent:</p> <p><b>ARAPAHOE COUNTY BOARD OF<br/>EQUALIZATION.</b></p> | ▲                                  |
| <p>Attorney or Party Without Attorney for the Petitioner:</p> <p>Name: Bridge &amp; Associates<br/>Address: P.O. Box 280367<br/>Lakewood, CO 80228<br/>Phone Number: (303) 237-6997<br/>E-mail:<br/>Attorney Registration No.:</p>                                     | <p><b>Docket Number: 38151</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:

|                             |   |
|-----------------------------|---|
| <b>County Schedule No.:</b> | <b>2077-09-2-00-092, 2077-09-2-00-094,<br/>2077-09-2-00-095, 2077-09-2-00-137</b> |
| <b>Category: Valuation</b>  | <b>Property Type: Commercial – Warehouse/Storage</b>                              |

2. Petitioner is protesting the 2001 actual value of the subject property.

3. The parties agreed that the 2001 actual value of the subject property should be reduced to:

REFERENCE ATTACHED STIPULATION.

4. The Board concurs with the Stipulation.

**ORDER:**

Respondent is ordered to reduce the 2001 actual value of the subject property, as set forth above.


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

**DATED/MAILED** this 6<sup>th</sup> day of April, 2002.

This decision was put on the record


April 5, 2002

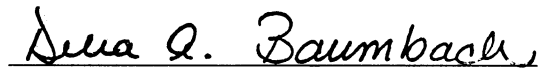
I hereby certify that this is a true and correct copy of the decision of the Board of Assessment Appeals

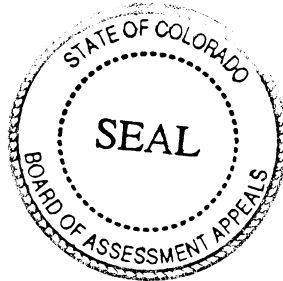
  
Penny S. Bunnell

Docket Number 38151

**BOARD OF ASSESSMENT APPEALS**

  
Karen E. Hart

  
Debra A. Baumbach



**BOARD OF ASSESSMENT APPEALS  
STATE OF COLORADO  
DOCKET NUMBERS 38151**

**STIPULATION AND ORDER (As To Tax Year 2001 Actual Value)**

**STAN LUCAS,**

Petitioner,

vs.

**ARAPAHOE COUNTY BOARD OF EQUALIZATION**

Respondent.

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 ARAPAHOE COUNTY

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 properties are classified as warehouse/storage and described as follows:  
 1825-35 W. Union Ave., 1910 W. Stanford Ave.; RA's 4330-027 thru 030.  
 See Schedule numbers below.

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

The parties have agreed that the 2001 actual value of the subject property should be reduced as follows:

**ACTUAL VALUES, AS ASSIGNED BY ARAPAHOE COUNTY**

| <u>SCHEDULE NO.</u> | <u>LAND VALUE</u> | <u>IMPROVEMENTS</u> | <u>TOTAL 2001<br/>ACTUAL VALUE</u> |
|---------------------|-------------------|---------------------|------------------------------------|
| 2077-09-2-00-092    | \$428,632         | \$1,471,368         | \$1,900,000                        |
| 2077-09-2-00-094    | \$142,876         | \$ 552,124          | \$ 695,000                         |
| 2077-09-2-00-095    | \$183,820         | \$ 666,180          | \$ 850,000                         |
| 2077-09-2-00-137    | \$110,144         | \$ 219,856          | \$ 330,000                         |

**ACTUAL VALUES, AS AGREED TO BY ALL PARTIES**

| <u>SCHEDULE NO.</u> | <u>LAND</u> | <u>IMPROVEMENTS</u> | <u>TOTAL 2001<br/>ACTUAL VALUE</u> |
|---------------------|-------------|---------------------|------------------------------------|
| 2077-09-2-00-092    | \$428,632   | \$1,471,368         | \$1,900,000 (no change)            |
| 2077-09-2-00-094    | \$142,876   | \$ 457,284          | \$ 600,160                         |

|                  |           |            |            |
|------------------|-----------|------------|------------|
| 2077-09-2-00-095 | \$183,820 | \$ 536,180 | \$ 720,000 |
| 2077-09-2-00-137 | \$110,144 | \$ 169,856 | \$ 280,000 |

The Board concurs with the Stipulation.

DATED this 28<sup>th</sup> day of March 2002.



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Docket # 38151