

<p>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203</p> <hr/> <p>Petitioner:</p> <p>STAN LUCAS,</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: Bridge & Associates Address: P.O. Box 280367 Lakewood, CO 80228 Phone Number: (303) 237-6997 E-mail: Attorney Registration No.:</p>	<p>Docket Number: 38152</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.:	2077-09-2-00-035, 2077-09-2-00-112
Category: Valuation	Property Type: Commercial – Warehouse/Storage

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 6th day of April, 2002.

This decision was put on the record

April 5, 2002

BOARD OF ASSESSMENT APPEALS

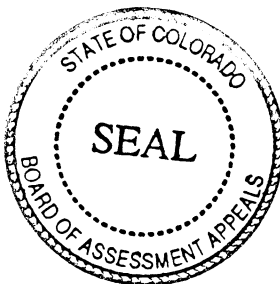
Karen E. Hart
Karen E. Hart

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 38152



**BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO
DOCKET NUMBERS 38152**

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

STAN LUCAS,

Petitioner,

vs.

ARAPAHOE COUNTY BOARD OF EQUALIZATION

Respondent.

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 BOARD OF ASSESSMENT APPEALS
 STATE OF COLORADO

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:
 1950 W. Union Ave., RA 4330-025 and 1942 W. Union Ave., RA 4330-026.
 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 ACTUAL VALUE</u>
2077-09-2-00-035	\$545,372	\$2,054,628	\$2,600,000
2077-09-2-00-112	\$113,368	\$ 691,632	\$ 805,000

ACTUAL VALUES, AS AGREED TO BY ALL PARTIES

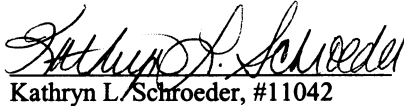
<u>SCHEDULE NO.</u>	<u>LAND</u>	<u>IMPROVEMENTS</u>	<u>TOTAL 2001 ACTUAL VALUE</u>
2077-09-2-00-035	\$545,372	\$1,482,628	\$2,028,000
2077-09-2-00-112	\$113,368	\$ 528,632	\$ 642,000

The Board concurs with the Stipulation.

DATED this 28 day of March 2002.



Dan George
Bridge & Associates
P.O. Box 280367
Lakewood, CO 80228



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

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