

<p><b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203</p> <hr/> <p>Petitioner:</p> <p><b>WKB FUND PARTNERS LP,</b></p> <p>v.</p> <p>Respondent:</p> <p><b>ARAPAHOE COUNTY BOARD OF EQUALIZATION.</b></p>	▲
<p>Attorney or Party Without Attorney for the Petitioner:</p> <p>Name: Deloitte &amp; Touche LLP Address: 555 17<sup>th</sup> St., Suite 3600 Denver, CO 80202 Phone Number: (303) 308-2191 E-mail: Attorney Registration No.:</p>	<p><b>Docket Number: 38251</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:

**County Schedule No.: 2075-25-3-02-004**  
**Category: Valuation**                      **Property Type: Commercial**

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:

Land	\$ 653,400.00
Improvements	<u>\$3,346,600.00</u>
Total	\$4,000,000.00

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 30<sup>th</sup> day of May, 2002.

This decision was put on the record

May 29, 2002

**BOARD OF ASSESSMENT APPEALS**

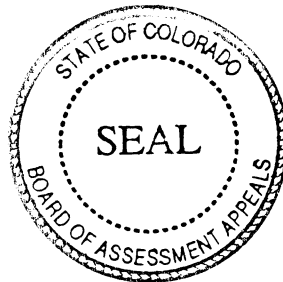
Karen E Hart  
Karen E. Hart

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 38251



**BOARD OF ASSESSMENT APPEALS  
STATE OF COLORADO  
DOCKET NUMBER 38251**

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

**WKB FUND PARTNERS LP,**

Petitioner,

vs.

**ARAPAHOE COUNTY BOARD OF EQUALIZATION,**

Respondent.

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02 MAY 28 AM 7:51  
STATE OF COLORADO  
BOARD OF ASSESSMENT APPEALS

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:

7388 S. Revere Pky; County Schedule Number 2075-25-3-02-004 RA 4240-005

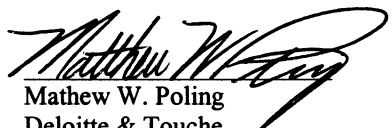
A brief narrative as to why the reduction was made: Analyzed cost, market & income information.

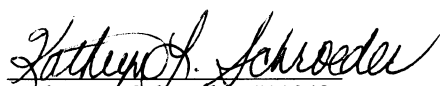
The parties have agreed that the 2001 actual value of the subject property should be reduced as follows:


ORIGINAL VALUE		NEW VALUE (2001)	
Land	\$ 653,400	Land	\$ 653,400
Improvements	\$ 3,496,600	Improvements	\$ 3,346,600
Personal		Personal	\$
Total	\$ 4,150,000	Total	\$ 4,000,000

The Board concurs with the Stipulation.

DATED this 17<sup>th</sup> day of May 2002.

  
Mathew W. Poling  
Deloitte & Touche  
555 17<sup>th</sup> St., Ste. 3600  
Denver, Co 80202-3942

  
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Arapahoe County Assessor  
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