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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>GERALD REIDY,</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: Steve A. Evans<br/>Bridge &amp; Associates</p> <p>Address: P.O. Box 280367<br/>Lakewood, Colorado 80228</p> <p>Phone Number: 303-237-6997</p>   | <p><b>Docket Number: 38316</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.: 1975-08-1-01-033 RA 04330-109**

**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         | \$ 39,495.00      |
| Improvements | <u>560,505.00</u> |
| Total        | \$600,000.00      |

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/her records accordingly.

**DATED/MAILED** this 25<sup>th</sup> day of April, 2003.

This decision was put on the record

April 24, 2003

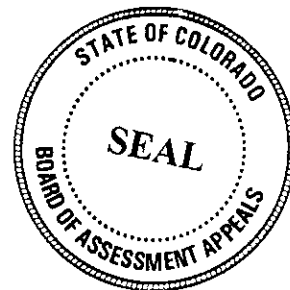
I hereby certify that this is a true and correct copy of the decision of the Board of Assessment Appeals

**BOARD OF ASSESSMENT APPEALS**

Karen E Hart  
Karen E. Hart

Debra A Baumbach  
Debra A. Baumbach

James E. Mogan  
James E. Mogan



BOARD OF ASSESSMENT APPEALS  
STATE OF COLORADO  
DOCKET NUMBER 38316

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

GERALD REIDY,

Petitioner,

vs.

ARAPAHOE COUNTY BOARD OF EQUALIZATION,

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 warehouse/storage described as follows:

575 Nucla Way; County Schedule Number 1975-08-1-01-033; RA 4330-109


A brief narrative as to why the reduction was made: Analyzed cost, market and 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           | \$ 39,495  | Land             | \$ 39,495  |
| Improvements   | \$ 610,505 | Improvements     | \$ 560,505 |
| Personal       | \$ _____   | Personal         | \$ _____   |
| Total          | \$ 650,000 | Total            | \$ 600,000 |

The Board concurs with the Stipulation.

DATED this 15 day of April 2003.

  
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