

<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>BAXA CORP.,</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: Steve A. Evans Bridge &amp; Associates Address: P.O. Box 280367 Lakewood, Colorado 80228 Phone Number: 303-237-6997 Attorney Reg. No.:</p>	<p><b>Docket Number: 38473</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.: 2073-30-2-02-002**

**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	\$ 394,890.00
Improvements	<u>3,105,110.00</u>
Total	\$3,500,000.00

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 13<sup>th</sup> day of March, 2003.

This decision was put on the record

March 12, 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**

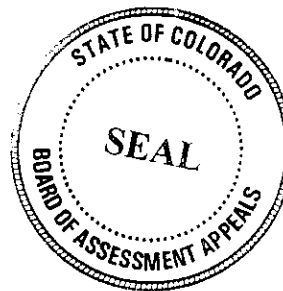
*Karen E Hart*

Karen E. Hart

*Debra A. Baumbach*

Debra A. Baumbach

*James E. Mogan*  
James E. Mogan



**BOARD OF ASSESSMENT APPEALS  
STATE OF COLORADO  
DOCKET NUMBER 38473**

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

**BAXA CORP.,**

Petitioner,

vs.

**ARAPAHOE COUNTY BOARD OF EQUALIZATION,**

Respondent.

RECEIVED  
MAY 12 PM 12:09

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:

13760 E. Arapahoe Rd.; County Schedule Number 2073-30-2-02-002; RA-4330-035

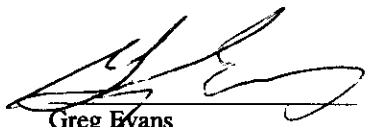
A brief narrative as to why the reduction was made: Analyzed cost, market and income information.

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

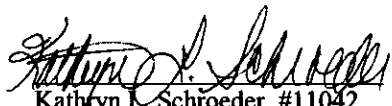
ORIGINAL VALUE		NEW VALUE (2001)	
Land	\$ 394,890	Land	\$ 394,890
Improvements	\$ 3,405,110	Improvements	\$ 3,105,110
Personal	\$ _____	Personal	\$ _____
Total	\$ 3,800,000	Total	\$ 3,500,000

The Board concurs with the Stipulation.

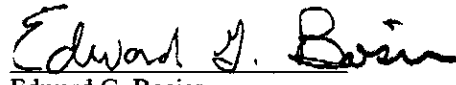
DATED this \_\_\_\_\_ day of \_\_\_\_\_ 2003.



Greg Evans  
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