

<b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	
<hr/> Petitioner:  <b>ALAN F. FOX,</b>  v.  Respondent:  <b>ARAPAHOE COUNTY BOARD OF EQUALIZATION.</b>	
Attorney or Party Without Attorney for the Petitioner:  Name: Alan F. Fox C/o A.F. Fox Mgt. Co. Address: 1200 17 <sup>th</sup> Street #3000 Denver, Colorado 80202 Phone Number: 303-628-9500	<b>Docket Number: 38515</b>
<b>ORDER ON STIPULATION</b>	

**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.: 1971-32-3-08-017 RA03273-003**  
  
**Category: Valuation                      Property Type: Vacant Land**
  
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	\$ 109,688.00
Improvements	<u>.00</u>
Total	\$109,688.00

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 23, 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**

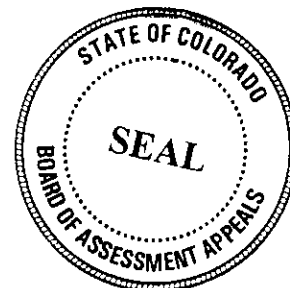
*Karen E Hart*

Karen E. Hart

*Debra A. Baumbach*

Debra A. Baumbach

*James E. Mogan*  
James E. Mogan



BOARD OF ASSESSMENT APPEALS  
STATE OF COLORADO  
DOCKET NUMBER 38515

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

ALAN F FOX,

Petitioner,

vs.

ARAPAHOE COUNTY BOARD OF EQUALIZATION,

Respondent.

00 APR 23 AM 11:57

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 commercial vacant lots and described as follows:

3475 S. Federal Blvd., County Schedule Number 1971-32-3-08-017 RA 3273-003

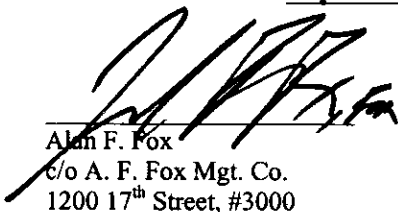
A brief narrative as to why the reduction was made: Analyzed market information.

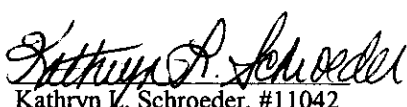
The parties have agreed that the 2001 actual value of the subject property should be reduced as follows:

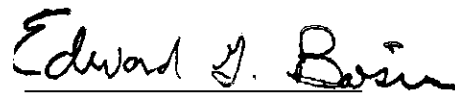
ORIGINAL VALUE		NEW VALUE (2001)	
Land	\$ 140,625	Land	\$109,688
Improvements	\$	Improvements	\$
Personal	\$	Personal	\$
Total	\$ 140,625	Total	\$ 109,688

The Board concurs with the Stipulation.

DATED this 15th day of APRIL 2003.

  
Alan F. Fox  
c/o A. F. Fox Mgt. Co.  
1200 17<sup>th</sup> Street, #3000  
Denver, CO 80202

  
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Arapahoe County Assessor  
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