

<p>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203</p> <hr/> <p>Petitioner:</p> <p>THE BAILEY COMPANY/ARAPAHOE BOSTON LTD.,</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: Layne F. Mann, Esq. Address: 7475 W. 5th Ave., Suite 321 Lakewood, CO 80226 Phone Number: (303) 233-8533 E-mail: Attorney Registration No.:</p>	<p>Docket Number: 38531</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.: 2075-22-3-38-002
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	\$ 0.00
Improvements	<u>\$20,734.00</u>
Total	\$20,734.00

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 Teller County Assessor is directed to change his records accordingly.

DATED/MAILED this 21st day of August, 2002.

BOARD OF ASSESSMENT APPEALS

This decision was put on the record

August 20, 2002

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

Karen E. Hart

Debra A. Baumbach

Penny S. Bunnell

Docket Number: 39382

3. The parties agreed that the 2001 actual value of the subject property should be reduced to:

Land	\$616,367.00
Improvements	<u>\$133,633.00</u>
Total	\$750,000.00

4. The Board concurs with the Stipulations.

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 19th day of September, 2002.

This decision was put on the record

September 18, 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 No: 38531



**BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO
DOCKET NUMBER 38531**

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

THE BAILEY COMPANY/ARAPAHOE BOSTON LTD,
Petitioner,

vs.

ARAPAHOE COUNTY BOARD OF EQUALIZATION,
Respondent.

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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 property is classified as special purpose and described as follows:

9301 E. Arapahoe Rd.; County Schedule Number 2075-22-3-38-002 RA 4235-003

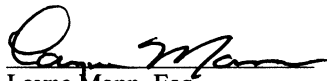
A brief narrative as to why the reduction was made: Analyzed cost, market & income information.

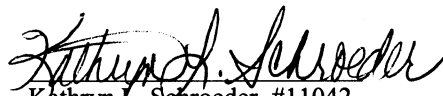
The parties have agreed that the 2001 actual value of the subject property should be reduced as follows:

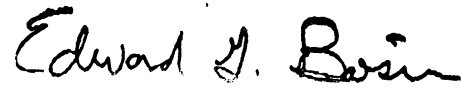
ORIGINAL VALUE		NEW VALUE (2001)	
Land	\$ 616,367	Land	\$ 616,367
Improvements	\$ 203,633	Improvements	\$ 133,633
Personal		Personal	\$
Total	\$ 820,000	Total	\$ 750,000

The Board concurs with the Stipulation.

DATED this 3rd day of September 2002.


Layne Mann, Esq.
7475 W. 5th Ave. #321
Lakewood, CO 80226


Kathryn L. Schroeder, #11042
Attorney for Respondent
Arapahoe County Bd. of Equalization
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(303) 795-4639


Edward G. Bosier
Arapahoe County Assessor
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