

<p>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203</p> <hr/> <p>Petitioner:</p> <p>FRANCES PETERSON,</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: Dan Mayer Elite Property Services, Inc. Address: 5025 Boardwalk Drive, Suite 300 Colorado Springs, Colorado 80919 Phone Number: 719-594-6440</p>	<p>Docket Number: 38565</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.: 2077-04-1-06-005

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	\$133,000.00
Improvements	<u>\$721,936.00</u>
Total	\$854,936.00

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 19th day of October, 2002.

This decision was put on the record

October 18, 2002

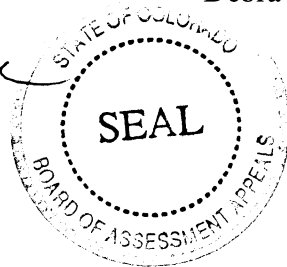
BOARD OF ASSESSMENT APPEALS

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

Marian F. Brennan
Marian F. Brennan



BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO
DOCKET NUMBER 38565

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

FRANCES PETERSON,

Petitioner,

vs.

ARAPAHOE COUNTY BOARD OF EQUALIZATION,

Respondent.

RECEIVED
02 OCT 18 PM 12:05
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 mixed use and described as follows:

3601 S. Huron St.; County Schedule Number 2077-04-1-06-005; RA-2133-066

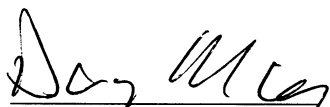
A brief narrative as to why the reduction was made: Analyzed cost, market and income information.

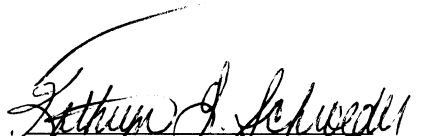
The parties have agreed that the 2001 actual value of the subject property should be reduced as follows:

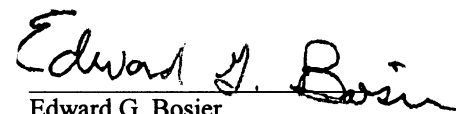
ORIGINAL VALUE		NEW VALUE (2001)	
Land	\$ 133,000	Land	\$ 133,000
Improvements	\$ 730,248	Improvements	\$ 721,936
Personal	\$ _____	Personal	\$ _____
Total	\$ 863,248	Total	\$ 854,936

The Board concurs with the Stipulation.

DATED this 8th day of Oct, 2002 2002.


Dan Mayer
Elite Property Services
5025 Boardwalk Dr., Ste. 300
Colorado Springs, CO 80919


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