

<p>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203</p> <hr/> <p>Petitioner:</p> <p>TEJON PROPERTIES, INC.,</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: Property Tax Advisors Address: 3090 S. Jamaica Ct., Suite 204 Aurora, CO 80014 Phone Number: (303) 368-0500 E-mail: Attorney Registration No.:</p>	<p>Docket Number: 38647</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.: 1971-33-2-06-006
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	\$112,500.00
Improvements	<u>\$887,500.00</u>
Total	\$1,000,000.00

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 records accordingly.

DATED/MAILED this 22nd day of April, 2002.

This decision was put on the record

April 19, 2002

BOARD OF ASSESSMENT APPEALS

Karen E. Hart

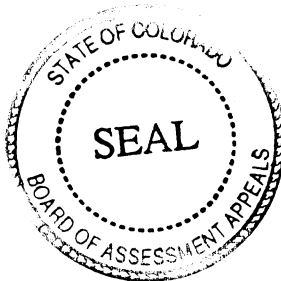
Karen E. Hart

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 Number 38647



BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO
DOCKET NUMBER 38647

APR 15 PM 12:20
ARAPAHOE COUNTY
ASSESSORS OFFICE
RECEIVED

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

TEJON PROPERTIES INC.,

Petitioner,

vs.

ARAPAHOE COUNTY BOARD OF EQUALIZATION,

Respondent.

02 APR 19 AM 10:53
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 warehouse/storage and described as follows:

2875 S. Tejon St.; County Schedule Number 1971-33-2-06-006 RA 4308-073

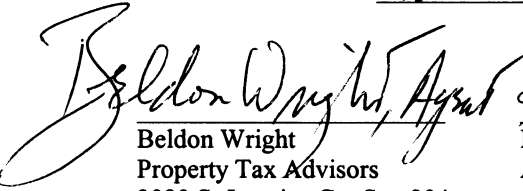
A brief narrative as to why the reduction was made: Analyzed cost, market and income information.


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


ORIGINAL VALUE		NEW VALUE (2001)	
Land	\$ 112,500	Land	\$ 112,500
Improvements	\$ 937,500	Improvements	\$ 887,500
Personal		Personal	\$
Total	\$ 1,050,000	Total	\$ 1,000,000

The Board concurs with the Stipulation.

DATED this 12th day of April 2002.


Beldon Wright
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Aurora, CO 80014


Kathryn L. Schroeder, #11042
Attorney for Respondent
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