

<p>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203</p> <hr/> <p>Petitioner:</p> <p>RWC 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: 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: 38669</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.: 2077-15-2-04-052

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	\$513,984.00
Improvements	<u>\$386,016.00</u>
Total	\$900,000.00

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 19th day of June, 2002.

This decision was put on the record

June 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 Number 38669

BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO
DOCKET NUMBER 38669

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

RWC LTD.,

Petitioner,

vs.

ARAPAHOE COUNTY BOARD OF EQUALIZATION,

Respondent.

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 merchandising and described as follows:

5295 S. Broadway; County Schedule Number 2077-15-2-04-052 RA 4308-022

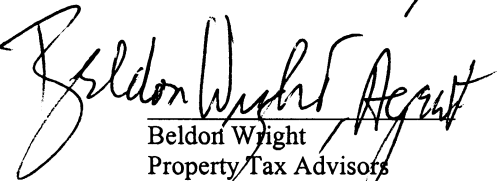
A brief narrative as to why the reduction was made: Analyzed cost, market and income information.


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


ORIGINAL VALUE		NEW VALUE (2001)	
Land	\$ 513,984	Land	\$ 513,984
Improvements	\$ 836,016	Improvements	\$ 386,016
Personal	\$ _____	Personal	\$ _____
Total	\$ 1,350,000	Total	\$ 900,000

The Board concurs with the Stipulation.

DATED this 7th day of June 2002.


Beldon Wright
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