

**BOARD OF ASSESSMENT APPEALS,  
STATE OF COLORADO**  
1313 Sherman Street, Room 315  
Denver, Colorado 80203

Petitioner:

**CHELSEA NISHKAN, INC.,**

v.

Respondent:

**ARAPAHOE COUNTY BOARD OF  
EQUALIZATION.**

Attorney or Party Without Attorney for the Petitioner:

Name: Thomas E. Downey, Jr. Esq.  
Downey & Knickrehm  
Address: 733 E. Eighth Avenue  
Denver, Colorado 80203  
Phone Number: (303) 813-1111  
E-mail:  
Attorney Registration No.:

Docket Number: 39013

**ORDER (On Stipulation)**

**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:

17600 E. Exposition Dr., County Schedule No. 1975-16-3-15-002

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	\$1,423,987.00
Improvement	<u>\$1,726,013.00</u>
Total	\$3,150,000.00

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/her records accordingly.

**DATED/MAILED** this 3<sup>rd</sup> day of October, 2001.

**BOARD OF ASSESSMENT APPEALS**

This decision was put on the record

October 2, 2001

*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

*Penny S. Bunnell*  
Penny S. Bunnell

*Mark R. Linné*

Mark R. Linné



Docket Number 39013

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STATE OF COLORADO  
BOARD OF ASSESSMENT APPEALS  
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STIPULATION AND ORDER (As To Tax Year 2001 Actual Value)

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CHELSEA NISHKAN, INC.,

Petitioner,

vs.

ARAPAHOE COUNTY BOARD OF EQUALIZATION,

Respondent.

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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 offices and described as follows:

17600 E. Exposition Dr.; County Schedule Number 1975-16-3-15-002; RA-2297-003

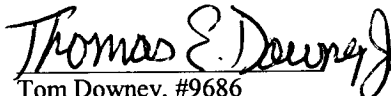
A brief narrative as to why the reduction was made: Analyzed cost, market and income information.

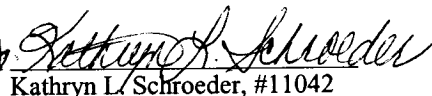
The parties have agreed that the 2001 actual value of the subject property should be reduced as follows:

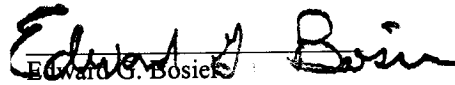
ORIGINAL VALUE		NEW VALUE (2001)	
Land	\$ 1,423,987	Land	\$ 1,423,987
Improvements	\$ 3,076,013	Improvements	\$ 1,726,013
Personal	\$ _____	Personal	\$ _____
Total	\$ 4,500,000	Total	\$ 3,150,000

The Board concurs with the Stipulation.

DATED this 20th day of September 2001.

  
Tom Downey, #9686  
Downey & Knickrehm  
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Arapahoe County Assessor  
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