

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

Land	\$1,492,924.00
Improvements	<u>382,076.00</u>
Total	\$1,875,000.00

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.

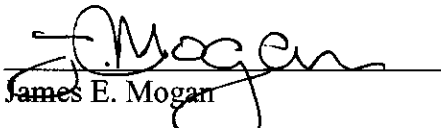
The Arapahoe County Assessor is directed to change his/her records accordingly.

DATED/MAILED this 12th day of February, 2003.


This decision was put on the record

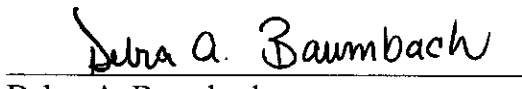
February 11, 2003

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


James E. Mogan

BOARD OF ASSESSMENT APPEALS


Karen E. Hart


Debra A. Baumbach



BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO
DOCKET NUMBER 39016

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

CAP TEC NET LEASE REALTY INC.,

Petitioner,

vs.

ARAPAHOE COUNTY BOARD OF EQUALIZATION,

Respondent.

BOARD OF ASSESSMENT APPEALS

03 FEB 11 AM 11:55

RECORDED

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:

6800 S. Xanthia St.; County Schedule Number 2075-28-1-23-004 RA-3099

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	\$ 1,492,924	Land	\$ 1,492,924
Improvements	\$ 457,076	Improvements	\$ 382,076
Personal	\$ _____	Personal	\$ _____
Total	\$ 1,950,000	Total	\$ 1,875,000

The Board concurs with the Stipulation.

DATED this 4th day of February 2003.

Tom Downey

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