

<p>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203</p> <hr/> <p>Petitioner:</p> <p>R.L. HUDSON,</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, Inc. Address: 3090 S. Jamaica Ct., Suite 204 Aurora, CO 80014 Phone Number: (303) 368-0500 Attorney Reg. No.:</p>	<p>Docket Number: 40385</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.: 2077-09-3-05-002 and 2077-09-3-05-003

Category: Valuation

Property Type: Commercial

2. Petitioner is protesting the 2002 actual value of the subject property.

3. The parties agreed that the 2002 actual value of the subject property should be reduced to:

Reference attached Stipulation.

4. The Board concurs with the Stipulation.

ORDER:

Respondent is ordered to reduce the 2002 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 5th day of December, 2002.

This decision was put on the record

December 4, 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. Lowenthal
Penny S. Lowenthal



**BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO
DOCKET NUMBER 40385**

STIPULATION AND ORDER (As To Tax Year 2002 Actual Value)

R. L. HUDSON,

Petitioner,

vs.

ARAPAHOE COUNTY BOARD OF EQUALIZATION,

Respondent.

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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 described as: 5081 So. Rio Grande St. as manufacturing/processing; RA 126-038 and 5099 So. Rio Grande St. as warehouse storage; RA 126-039. See Schedule numbers below.

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

The parties have agreed that the 2002 actual value of the subject property should be reduced as follows:

ACTUAL VALUES, AS ASSIGNED BY ARAPAHOE COUNTY

<u>SCHEDULE NO.</u>	<u>LAND VALUE</u>	<u>IMPROVEMENTS</u>	<u>TOTAL 2002 ACTUAL VALUE</u>
2077-09-3-05-002	\$114,300	\$370,700	\$485,000
2077-09-3-05-003	\$ 44,080	\$255,920	\$300,000

ACTUAL VALUES, AS AGREED TO BY ALL PARTIES

<u>SCHEDULE NO.</u>	<u>LAND VALUE</u>	<u>IMPROVEMENTS</u>	<u>TOTAL 2002 ACTUAL VALUE</u>
2077-09-3-05-002	\$114,300	\$370,700	\$485,000 (no chg)
2077-09-3-05-003	\$ 44,080	\$ 70,920	\$115,000

The Board concurs with the Stipulation.

DATED this _____ day of _____ 2002.

Daniel B. Wright, Agent Kathryn L. Schroeder

Beldon Wright
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Edward G. Bosier

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Docket # 40385