

<p>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203</p> <hr/> <p>Petitioner:</p> <p>T.A. PELSUE CO.,</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 E-mail: Attorney Registration No.:</p>	<p>Docket Number: 40387</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.: 1971-28-3-00-071
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	\$265,928.00
Improvements	<u>\$594,072.00</u>
Total	\$860,000.00

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 28th day of September, 2002.

This decision was put on the record

September 27, 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 No: 40387



BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO
DOCKET NUMBER 40387

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

T. A. PELSUE CO.,

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 classified as warehouse/storage and described as follows:

2500 S. Tejon St.; County Schedule Number 1971-28-3-00-071 RA 126-021

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:

ORIGINAL VALUE		NEW VALUE (2002)	
Land	\$ 265,928	Land	\$ 265,928
Improvements	\$ 669,072	Improvements	\$ 594,072
Personal		Personal	\$
Total	\$ 935,000	Total	\$ 860,000

The Board concurs with the Stipulation.

DATED this 11th day of September 2002.

Danish Bizorgyan for Beldon Wright
Beldon Wright
Property Tax Advisors
3090 S. Jamaica Ct., Ste. 204
Aurora, CO 80014

Kathryn L. Schroeder
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Arapahoe County Assessor
5334 South Prince Street
Littleton, CO 80166
(303) 795-4600

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

Petitioner:

T A PELSUE CO,

v.

Respondent:

ARAPAHOE COUNTY BOARD OF EQUALIZATION.

Attorney or Party Without Attorney for the Petitioner:

Name: Property Tax Advisors, Inc.
Address: 3090 S. Jamaica Ct., Suite 204
Aurora, CO 80014
Phone Number: (303)368-0500
Attorney Registration No.:

Docket Number: 40387

AMENDMENT TO ORDER (On Stipulation)

THE BOARD OF ASSESSMENT APPEALS hereby amends its 2002 Order in the above-captioned appeal to reflect that the Petitioner was protesting the 2002 actual value of the subject property, and that the 2002 actual value of the subject property should be reduced to \$860,000.00.

In all other respects, the September 28, 2002 Order shall remain in full force and effect.

DATED/MAILED this 8th day of October, 2002.

This amendment was put on the record

October 7, 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.

Mary J. Helfer
Mary J. Helfer

Debra A. Baumbach
Debra A. Baumbach

