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| <p>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203</p> <hr/> <p>Petitioner:</p> <p>W.G. AND A.R. MUSSELMAN,</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: 40398</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.: 2077-04-1-09-018

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:

| | |
|--------------|-----------------------|
| Land | \$ 87,500.00 |
| Improvements | <u>\$1,511,000.00</u> |
| Total | \$1,598,500.00 |

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.

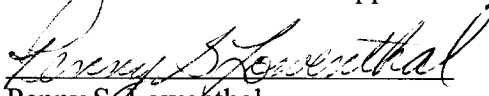
The Arapahoe County Assessor is directed to change his/her records accordingly.

DATED/MAILED this 5th day of December, 2002.

This decision was put on the record

December 4, 2002

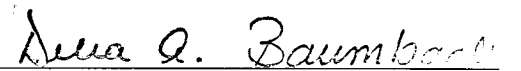
I hereby certify that this is a true and correct copy of the decision of the Board of Assessment Appeals


Penny S. Lowenthal

BOARD OF ASSESSMENT APPEALS



Karen E. Hart



Debra A. Baumbach



**BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO
DOCKET NUMBER 40398**

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

W. G. & A. R. MUSSELMAN,

Petitioner,

vs.

ARAPAHOE COUNTY BOARD OF EQUALIZATION,

Respondent.

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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 manufacturing/processing and described as follows:

3773 S. Jason St.; County Schedule Number 2077-04-1-09-018 RA 126-040

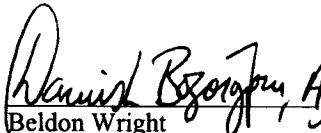
A brief narrative as to why the reduction was made: Analyzed cost, market and income information.

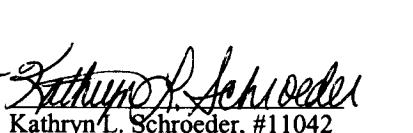
The parties have agreed that the 2002 actual value of the subject property should be reduced as follows:


| ORIGINAL VALUE | | NEW VALUE (2002) | |
|----------------|-------------|------------------|-------------|
| Land | \$ 87,500 | Land | \$ 87,500 |
| Improvements | \$1,598,580 | Improvements | \$1,511,000 |
| Personal | | Personal | \$ |
| Total | \$1,686,080 | Total | \$1,598,500 |

The Board concurs with the Stipulation.

DATED this _____ day of _____ 2002.


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


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Attorney for Respondent
Arapahoe County Bd. of Equalization
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