

<p><b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203</p> <hr/> <p>Petitioner:</p> <p><b>PRAIRIE CORP.,</b> v.</p> <p>Respondent:</p> <p><b>ARAPAHOE COUNTY BOARD OF EQUALIZATION.</b></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><b>Docket Number: 40399</b></p>
<p><b>ORDER ON STIPULATION</b></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.: 2077-04-4-06-001**

**Category: Valuation**

**Property Type: Commercial**

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

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

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

Land	\$104,124.00
Improvements	<u>\$345,876.00</u>
Total	\$450,000.00

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 5<sup>th</sup> 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 40399**

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

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**PRAIRIE CORP.,**

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 warehouse/storage and described as follows:

3990 S. Windemere St.; County Schedule Number 2077-04-4-06-001 RA 126-032

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

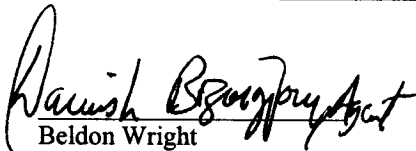
The parties have agreed that the 2002 actual value of the subject property should be reduced as follows:

ORIGINAL VALUE		NEW VALUE (2002)	
Land	\$ 104,124	Land	\$ 104,124
Improvements	\$ 390,876	Improvements	\$ 345,876
Personal		Personal	\$
Total	\$ 495,000	Total	\$ 450,000

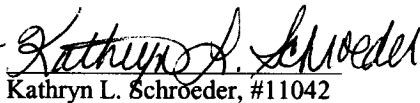
The Board concurs with the Stipulation.

DATED this \_\_\_\_\_ day of \_\_\_\_\_

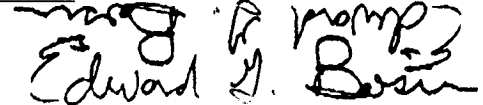
2002.



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Edward G. Bosier  
Arapahoe County Assessor  
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