

<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>JORDAN-ARAPAHOE, LTD.,</b></p> <p>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: Thomas E. Downey, Jr., Esq. Downey &amp; Knickrehm Address: 733 East Eighth Avenue Denver, CO 80203 Phone Number: 303-813-1111 Attorney Reg. No.: 9686</p>	<p><b>Docket Number: 40434</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.: SEE ATTACHED STIPULATION**

**Category: Valuation**

**Property Type: Agricultural**

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	\$ 174,613.00
Improvements	\$ 741,637.00
Total	\$ 916,250.00

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 records accordingly.

**DATED/MAILED** this 14<sup>th</sup> day of November, 2002.

This decision was put on the record

November 13, 2002

**BOARD OF ASSESSMENT APPEALS**

*Karen E. Hart*

Karen E. Hart

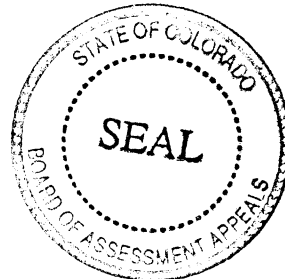
I hereby certify that this is a true and correct copy of the decision of the Board of Assessment Appeals

*Debra A. Baumbach*

Debra A. Baumbach

*Marian F. Brennan*

Marian F. Brennan



BOARD OF ASSESSMENT APPEALS  
STATE OF COLORADO  
DOCKET NUMBER 40382

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

CHARLES E SNYDER JR.,

Petitioner,

vs.

ARAPAHOE COUNTY BOARD OF EQUALIZATION,

Respondent.

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:

6228 S. Troy Cir.; County Schedule Number 2075-24-2-01-006 RA 126-047

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	\$ 174,613	Land	\$ 174,613
Improvements	\$ 775,387	Improvements	\$ 741,637
Personal		Personal	\$
Total	\$ 950,000	Total	\$ 916,250

The Board concurs with the Stipulation.

DATED this 31<sup>st</sup> day of October 2002.

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

*John E Bush*  
Kathryn L. Schroeder, #11042  
Attorney for Respondent  
Arapahoe County Bd. of Equalization  
5334 South Prince Street  
Littleton, CO 80166  
(303) 795-4639

*Edward G. Bosier*  
Edward G. Bosier  
Arapahoe County Assessor  
5334 South Prince Street  
Littleton, CO 80166  
(303) 795-4600

RECEIVED  
NOV 13 AM 11:56  
CLERK OF DISTRICT COURT  
ARAPAHOE COUNTY, COLORADO

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

SEE 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 records accordingly.

**DATED/MAILED** this 15<sup>th</sup> day of November, 2002.

This decision was put on the record

November 14, 2002

**BOARD OF ASSESSMENT APPEALS**

Karen E Hart

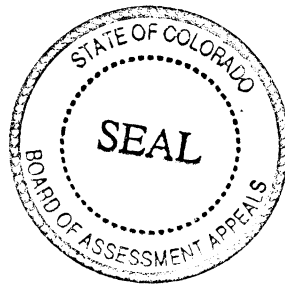
Karen E. Hart

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

Judy A. Venable  
Judy A. Venable



**BOARD OF ASSESSMENT APPEALS  
STATE OF COLORADO  
DOCKET NUMBERS 40434**

---

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

---

**JORDAN-ARAPAHOE, LTD.,**

Petitioner,

vs.

**ARAPAHOE COUNTY BOARD OF EQUALIZATION**

Respondent.

---

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 properties are classified as vacant land; RA's 180-001+35. See Schedule numbers below.

A brief narrative as to why the reduction was made: Reinstated agricultural classification.

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

Schedule numbers	2002 Actual County Value	2002 Stipulated Value
2073-30-2-09-012	\$ 609,883	\$ 158
2073-30-2-07-001	162,648	32
2073-30-2-07-002	177,996	35
2073-30-2-07-003	189,435	37
2073-30-2-07-006	245,703	48
2073-30-2-07-005	188,964	37
2073-30-2-07-004	174,114	34
2073-30-2-08-001	165,444	32
2073-30-2-08-002	176,343	34
2073-30-2-08-003	290,964	56
2073-30-2-08-004	575,484	112
2073-30-2-08-005	878,139	170

BOARD OF ASSESSMENT APPEALS

02 NOV 13 AM 11:56

RECEIVED

Schedule numbers	2002 Actual County Value		2002 Stipulated Value
2073-30-3-01-002	1,086,387	\$	211
2073-30-3-01-001	1,160,543		300
2073-30-3-01-003	878,334		170
2073-30-3-01-004	310,917		60
2073-30-3-01-005	350,871		68
2073-30-3-01-006	558,450		108
2073-30-3-01-008	318,411		62
2073-30-3-01-007	317,478		62
2073-30-2-09-001	294,393		57
2073-30-2-09-002	182,194		47
2073-30-2-09-003	172,883		45
2073-30-2-09-004	583,970		151
2073-30-2-09-005	442,064		114
2073-30-2-09-006	226,805		59
2073-30-2-09-007	340,802		66
2073-30-2-09-008	300,555		58
2073-30-2-09-009	184,615		43
2073-30-2-09-010	191,585		50
2073-30-3-02-001	215,075		56
2073-30-3-02-002	306,597		59
2073-30-3-02-003	221,169		43
2073-30-3-02-004	131,787		34
2073-30-3-02-005	134,242		35
2073-30-3-02-006	181,635		35
<b>TOTALS</b>	<b>\$12,906,679</b>		<b>\$2,775</b>

The Board concurs with the Stipulation.

DATED this 5th day of November 2002.

*Thomas E. Downey Jr.* *John E. Bush Jr.*

Thomas E. Downey Jr. Esq.  
Downey & Knickrehm  
733 E. Eighth Avenue  
Denver, CO 80203

Kathryn L. Schroeder, #11042  
Attorney for Respondent  
Arapahoe County Bd. of Equalization  
5334 So. Prince Street  
Littleton, CO 80166  
(303) 795-4639

*Edward G. Bosier*

Edward G. Bosier  
Arapahoe County Assessor  
5334 South Prince Street  
Littleton, CO 80166  
(303) 795-4600

Docket # 40434