

<p>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203</p> <hr/> <p>Petitioner:</p> <p>CJ CO. BY KMART CORPORATION,</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: Barry J. Goldstein Sterling Equities</p> <p>Address: 950 S. Cherry Street, Suite 320 Denver, Colorado 80246</p> <p>Phone Number: 303-757-8865</p> <p>Attorney Reg. No.: 2218</p>	<p>Docket Number: 40588</p>
<p style="text-align: center;">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.: 1973-24-1-15-004

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	\$ 602,577.00
Improvements	\$ <u>3,122,423.00</u>
Total	\$ 3,725,000.00

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 records accordingly.

DATED/MAILED this 11th day of October, 2002.

This decision was put on the record

October 10, 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 40588

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

CJ CO. BY KMART CORP.,

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 multi use and described as follows:

13600 E. Mississippi Ave., County Schedule Number 1973-24-1-15-004; RA 331-002

A brief narrative as to why the reduction was made: Analyzed cost, market, & 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	\$ 602,577	Land	\$ 602,577
Improvements	\$5,097,423	Improvements	\$ 3,122,423
Personal		Personal	\$
Total	\$5,700,000	Total	\$ 3,725,000

The Board concurs with the Stipulation.

DATED this 3rd day of October 2002.

Barry J. Goldstein

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