

<p>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203</p> <hr/> <p>Petitioner:</p> <p>MICHAEL EDWARD WELCH,</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: Todd Stevens Stevens & Associates Address: 8005 S. Chester St., Suite 340 Englewood, CO 80112 Phone Number: (303) 347-1878 Attorney Reg. No.:</p>	<p>Docket Number: 40653</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.: 2075-27-3-06-002

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	\$192,000.00
Improvements	\$206,820.00
Total	\$398,820.00

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 21st day of December, 2002.

This decision was put on the record

December 20, 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 40653

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

MICHAEL EDWARD WELCH,

Petitioner,

vs.

ARAPAHOE COUNTY BOARD OF EQUALIZATION,

Respondent.

RECEIVED
02 DEC 20 PM 12: 26
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:

7108 S. Alton Way; County Schedule Number 2075-27-3-06-002; RA-57-003

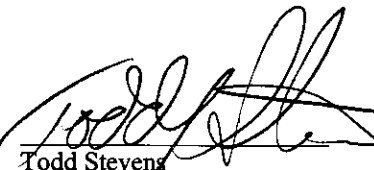
A brief narrative as to why the reduction was made: Analyzed cost, market and income information.

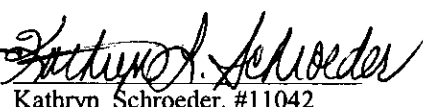
The parties have agreed that the 2002 actual value of the subject property should be reduced as follows:

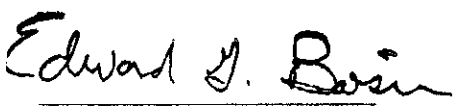
ORIGINAL VALUE		NEW VALUE (2002)	
Land	\$ 192,000	Land	\$ 192,000
Improvements	\$ 243,000	Improvements	\$ 206,820
Personal	\$ _____	Personal	\$ _____
Total	\$ 435,000	Total	\$ 398,820

The Board concurs with the Stipulation.

DATED this 13 day of December 2002.


Todd Stevens
Stevens & Associates
7950 S. Lincoln St. #110
Littleton, CO 80122


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


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