

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

Land	\$ 3,705,000.00
Improvements	<u>\$ 7,980,000.00</u>
Total	\$11,685,000.00

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.

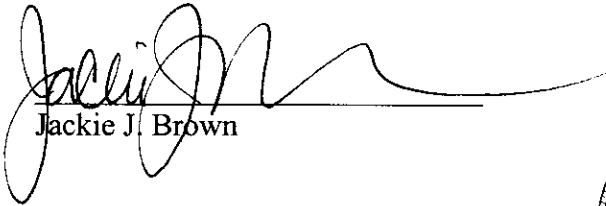
The Arapahoe County Assessor is directed to change his/her records accordingly.

DATED/MAILED this 2nd day of August, 2003.

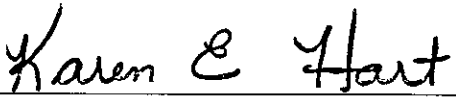
This decision was put on the record

August 1, 2003


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


Jackie J. Brown

BOARD OF ASSESSMENT APPEALS



Karen E. Hart



Debra A. Baumbach



<p>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203</p> <hr/> <p>Petitioner:</p> <p>EVANS WAREHOUSE LTD,</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: Ronald S. Loser Address: 1700 Lincoln St., #1300 Denver, CO 80203 Phone Number: (303) 866-9400</p>	<p>Docket Number: 40825</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.: 1973-13-3-19-002

Category: Valuation Property Type: Commercial
2. Petitioner is protesting the 2002 actual value of the subject property.

BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO
DOCKET NUMBER 40825

STIPULATION (As To Tax Year 2002 Actual Value)

EVANS WAREHOUSE LTD.,

Petitioner,

vs.

ARAPAHOE COUNTY BOARD OF EQUALIZATION,

Respondent.

THE PARTIES TO THIS ACTION entered into a Stipulation, regarding the tax year 2002 valuation of the subject property and jointly move the Board of Assessment Appeals to enter its Order based on this stipulation. A conference call with the petitioner and respondent have resulted in the following agreement:

Subject property is classified as multi-units and described as follows: 12707 E. Mississippi Ave.; County Schedule Number 1973-13-3-19-002; RA 341-081

A brief narrative as to why the reduction was made: Analyzed market information.

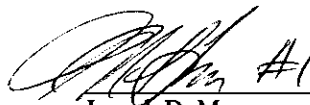
The parties have agreed that the 2002 actual value of the subject property should be reduced as follows:

ORIGINAL VALUE		NEW VALUE (2002)	
Land	\$ 3,705,000	Land	\$ 3,705,000
Improvements	\$ 9,690,000	Improvements	\$ 7,980,000
Personal	\$ _____	Personal	\$ _____
Total	\$13,395,000	Total	\$ 11,685,000

The valuation, as established above, shall be binding only with respect to the tax year 2002.

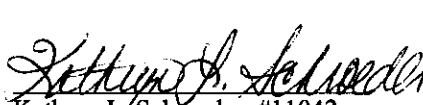
Both parties agree that the hearing before the Board of Assessment Appeals be vacated or a hearing has not yet been scheduled.

DATED this _____ day of _____ 2003.

 #1685

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