

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	
Petitioner: SOUTH PEORIA PROPERTY MANAGEMENT, v. Respondent: ARAPAHOE COUNTY BOARD OF COMMISSIONERS.	
Attorney or Party Without Attorney for the Petitioner: Name: Greg Evans Bridge & Associates Address: 390 Union Blvd., Ste. 330 Lakewood, CO 80228-1556 Phone Number: 303-237-6997	Docket Number: 43600
ORDER ON STIPULATION	

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.: 1973-36-2-30-002
Category: Abatement Property Type: Commercial Real
2. Petitioner is protesting the 2003 actual value of the subject property.

3. The parties agreed that the 2003 actual value of the subject property should be reduced to:

Total Value: \$660,000
(Reference Attached Stipulation)

4. The Board concurs with the Stipulation.

ORDER:

Respondent is ordered to reduce the 2003 actual value of the subject property, as set forth above.

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

DATED AND MAILED this 14th day of May 2005.

BOARD OF ASSESSMENT APPEALS

This decision was put on record
May 13, 2005

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

Keela Steele

Keela Steele



**BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO
DOCKET NUMBER 43600**

STIPULATION (As To Tax Year 2003 Actual Value)

SOUTH PEORIA PROPERTY MANAGEMENT,

Petitioner,

vs.

ARAPAHOE COUNTY BOARD OF COMMISSIONERS,

Respondent.

THE PARTIES TO THIS ACTION entered into a Stipulation, regarding the tax year 2003 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 commercial described as follows: 2900 S. Peoria Street, Ste. B; County Schedule Number 1973-36-2-30-002; 2003 Abatement.

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

The parties have agreed that the 2003 actual value of the subject property should be reduced as follows:

ORIGINAL VALUE		NEW VALUE (2003)	
Land	\$ 593,705	Land	\$593,705
Improvements	\$ 286,295	Improvements	\$ 66,295
Personal	\$ _____	Personal	\$ _____
Total	\$ 880,000	Total	\$ 660,000

The valuation, as established above, shall be binding only with respect to the tax year 2003.

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

DATED this 6 day of May 2004.



Greg Evans
Bridge & Associates
P.O. Box 280367
Lakewood, CO 80228



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