

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 44766
Petitioner: STAN LUCAS , v. Respondent: ARAPAHOE COUNTY BOARD OF EQUALIZATION.	
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.: 2077-09-2-00-034+6

Category: Valuation Property Type: Commercial Real
2. Petitioner is protesting the 2005 actual value of the subject property.
3. The parties agreed that the 2005 actual value of the subject property should be reduced to:

Total Value: \$10,312,800

(Reference Attached Stipulation)
4. The Board concurs with the Stipulation.

ORDER:

Respondent is ordered to reduce the 2005 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 21st day of July 2006.

BOARD OF ASSESSMENT APPEALS

This decision was put on record

July 20, 2006

Karen E Hart

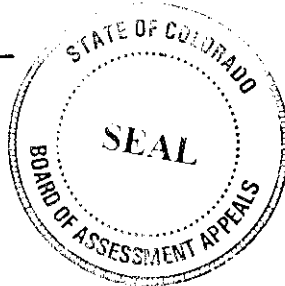
Karen E. Hart

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 44766**

STIPULATION (As To Tax Year 2005 Actual Value)

STAN LUCAS,

Petitioner,

vs.

ARAPAHOE COUNTY BOARD OF EQUALIZATION,

Respondent.

THE PARTIES TO THIS ACTION entered into a Stipulation, regarding the tax year 2005 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 properties are classified as warehouse/storage and described as follows: See schedule numbers below; RA's 999-069 thru 075.

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

The parties have agreed that the 2005 actual value of the subject property should be reduced as follows:

2005 ASSESSED VALUES

PPI NUMBER	LAND VALUE	IMPROVEMENTS	ADJUSTED VALUE
2077-09-2-00-034	\$762,300	\$2,837,700	\$ 3,600,000
2077-09-2-00-092	\$375,053	\$1,624,947	\$ 2,000,000
2077-09-2-00-094	\$125,017	\$ 604,983	\$ 730,000
2077-09-2-00-095	\$160,843	\$ 639,157	\$ 800,000
2077-09-2-00-137	\$ 96,376	\$ 203,624	\$ 300,000
2077-09-2-00-035	\$477,201	\$2,022,799	\$ 2,500,000
2077-09-2-00-151	\$134,652	\$ 685,348	\$ 820,000
		TOTAL	\$10,750,000

ADJUSTED 2005 VALUES

PPI NUMBER	LAND VALUE	IMPROVEMENTS	ADJUSTED VALUE
2077-09-2-00-034	\$762,300	\$2,630,340	\$ 3,392,640
2077-09-2-00-092	\$375,053	\$1,624,947	\$ 2,000,000 (no chg)
2077-09-2-00-094	\$125,017	\$ 475,143	\$ 600,160
2077-09-2-00-095	\$160,843	\$ 559,157	\$ 720,000
2077-09-2-00-137	\$ 96,376	\$ 183,624	\$ 280,000

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2077-09-2-00-035	\$477,201	\$2,022,799	\$ 2,500,000 (no chg)
2077-09-2-00-151	\$134,652	\$ 685,348	\$ 820,000 (no chg)
		TOTAL	\$10,312,800

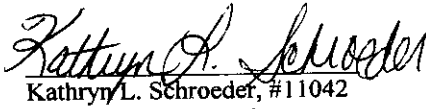
The valuation, as established above, shall be binding only with respect to the tax year 2005.

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

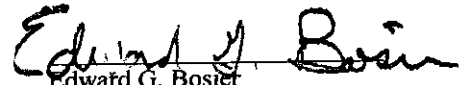
DATED this _____ day of _____ 2006.



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