

<p><b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203</p> <hr/> <p>Petitioner:</p> <p><b>GROUP VOYAGERS,</b></p> <p>v.</p> <p>Respondent:</p> <p><b>ARAPAHOE COUNTY BOARD OF EQUALIZATION.</b></p>	
<p>Attorney or Party Without Attorney for the Petitioner:</p> <p>Name: Todd J. Stevens, Stevens &amp; Associates Address: 7950 South Lincoln Street, Suite 110 Littleton, Colorado 80122 Phone Number: (303) 347-1878 E-mail: Attorney Reg. No.:</p>	<p><b>Docket Number: 35248</b></p>
<p><b>ORDER (On Stipulation)</b></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:

**5301 SOUTH FEDERAL CIRCLE  
ARAPAHOE COUNTY SCHEDULE NO. 2077-17-2-16-001; RA 5462-185**

2. Petitioner is protesting the 1999 actual value of the subject property.

3. The parties agreed that the 1999 actual value of the subject property should be reduced to:

Land	\$ 261,165.00
Improvement	<u>\$1,815,835.00</u>
Total	\$2,077,000.00

4. The Board concurs with the Stipulation.

**ORDER:**

Respondent is ordered to reduce the 1999 actual value of the subject property, as set forth above.


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

**DATED/MAILED** this 7th day of June, 2001.

This decision was put on the record

June 7, 2001

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

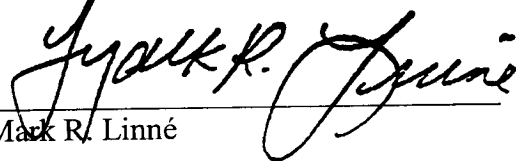
  
Diane Von Dollen

Docket Number 35248.stip

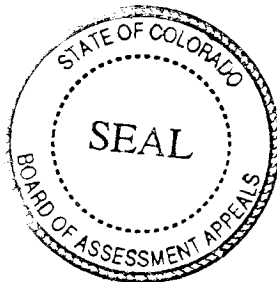
**BOARD OF ASSESSMENT APPEALS**



Karen E. Hart



Mark R. Linné



BOARD OF ASSESSMENT APPEALS  
STATE OF COLORADO  
DOCKET NUMBER 35248

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STIPULATION AND ORDER (As To Tax Year 1999 Actual Value)

GROUP VOYAGERS,

Petitioner,

vs.

ARAPAHOE COUNTY BOARD OF EQUALIZATION,

Respondent.

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 offices and described as follows:

5301 S. Federal Cir.; County Schedule Number 2077-17-2-16-001, RA 5462-185

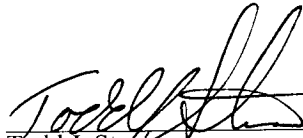
A brief narrative as to why the reduction was made: Analyzed cost, market and income information.

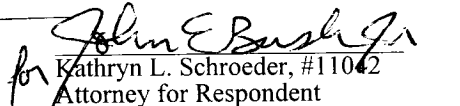
The parties have agreed that the 1999 actual value of the subject property should be reduced as follows:

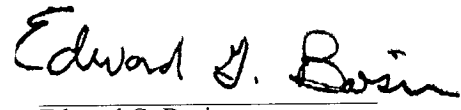
ORIGINAL VALUE		NEW VALUE (1999)	
Land	\$ 261,165	Land	\$ 261,165
Improvements	\$2,119,510	Improvements	\$1,815,835
Personal	\$	Personal	\$
Total	\$2,380,675	Total	\$2,077,000

The Board concurs with the Stipulation.

DATED this 24 day of May 2001.

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

  
for 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