

**BOARD OF ASSESSMENT APPEALS,
STATE OF COLORADO**
1313 Sherman Street, Room 315
Denver, Colorado 80203

Petitioner:

EFFKAY ENTERPRISES,

v.

Respondent:

**ARAPAHOE COUNTY BOARD OF
EQUALIZATION.**

Docket Number: 35281

Attorney or Party Without Attorney for the Petitioner:

Name: Dan George, Bridge & Assoc.
Address: P.O. Box 280367
Lakewood, CO 80228
Phone Number: (303) 237-6997
E-mail:
Attorney Registration No.:

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:

**1338 SOUTH VALENTIA STREET
ARAPAHOE COUNTY SCHEDULE NO. 1973-21-1-10-01; RA 4032-065**

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	\$ 847,600.00
Improvement	<u>\$1,209,300.00</u>
Total	\$2,056,900.00

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.

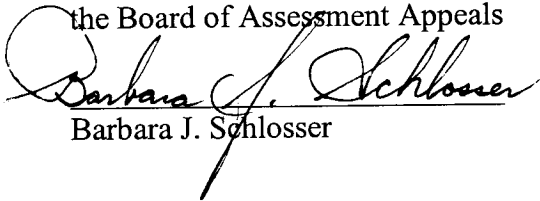
The Arapahoe County Assessor is directed to change his records accordingly.

DATED/MAILED this 1st day of March, 2001.

This decision was put on the record

March 1, 2001

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

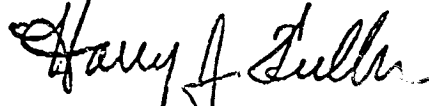

Barbara J. Schlosser

Docket Number 35281

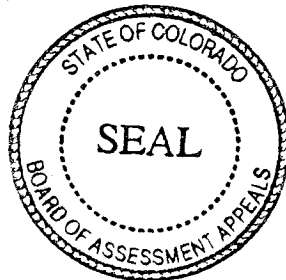
BOARD OF ASSESSMENT APPEALS



Karen E. Hart



Harry J. Fuller



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**BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO
DOCKET NUMBER 35281**

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

EFFKAY ENTERPRISES,

Petitioner,

vs.

ARAPAHOE COUNTY BOARD OF EQUALIZATION,

Respondent.

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STATE OF COLORADO
BD 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:

1338 S. Valentia St.; County Schedule Number 1973-21-1-10-01; ra-4032-065

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

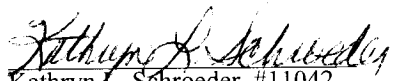
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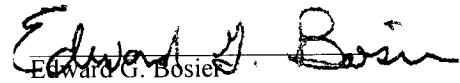
ORIGINAL VALUE		NEW VALUE (1999)	
Land	\$ 847,600	Land	\$ 847,600
Improvements	\$ 1,502,400	Improvements	\$ 1,209,300
Personal	\$	Personal	\$
Total	\$ 2,350,000	Total	\$ 2,056,900

The Board concurs with the Stipulation.

DATED this 12th day of Feb 2001.


Dan George
Bridge & Associates
P.O. Box 280367
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(303) 237-6997


Kathryn L. Schroeder, #11042
Attorney for Respondent
Arapahoe County Bd. of Equalization
5334 South Prince Street
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(303) 795-4639


Edward G. Bosier
Arapahoe County Assessor
5334 South Prince Street
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**BOARD OF ASSESSMENT APPEALS,
STATE OF COLORADO**

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ARAPAHOE COUNTY BOARD OF EQUALIZATION.

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AMENDMENT TO ORDER (On Stipulation)

THE BOARD OF ASSESSMENT APPEALS hereby amends its March 1, 2001 order in the above-captioned appeal. Please see attached stipulation.

In all other respects, the March 1, 2001 order shall remain in full force and effect.

DATED/MAILED this 22nd day of March, 2001.

This amendment was put on the record

March 22, 2001

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


Barbara J. Schlosser

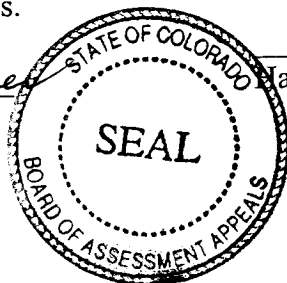
BOARD OF ASSESSMENT APPEALS



Karen E. Hart



Harry J. Fuller



BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO
DOCKET NUMBER 35281

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

EFFKAY ENTERPRISES,

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vs.

ARAPAHOE COUNTY BOARD OF EQUALIZATION,

Respondent.

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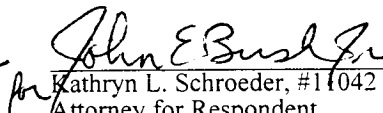
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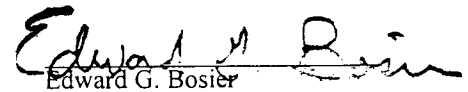
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Land	\$ 847,600	Land	\$ 847,600
Improvements	\$ 1,502,400	Improvements	\$ 1,209,300
Personal	\$	Personal	\$
Total	\$ 2,350,000	Total	\$ 2,056,900

The Board concurs with the Stipulation.

DATED this 14th day of March 2001.


Dan George
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