

**BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO**

1313 Sherman Street, Room 315  
Denver, Colorado 80203

Petitioner:

**SVIGEL'S AUTO PARTS INC.,**

v.

Respondent:

**ARAPAHOE COUNTY BOARD OF EQUALIZATION.**

Attorney or Party Without Attorney for the Petitioner:

Name: Beldon Wright, Property Tax Advisors  
Address: 3090 South Jamaica Ct., Ste. 204  
Aurora, CO 80014  
Phone Number: (303) 368-0500  
E-mail:  
Attorney Registration No.:

Docket Number: 35561

**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:

**4393 SOUTH SANTA FE DRIVE  
ARAPAHOE COUNTY SCHEDULE NO. 2077-09-2-00-146; RA 4462-074**

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	\$457,980.00
Improvement	<u>\$142,020.00</u>
Total	\$600,000.00

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.

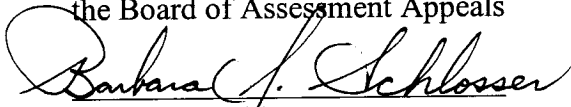
The Arapahoe County Assessor is directed to change his records accordingly.

**DATED/MAILED** this 5th day of March, 2001.

This decision was put on the record

March 5, 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 35561

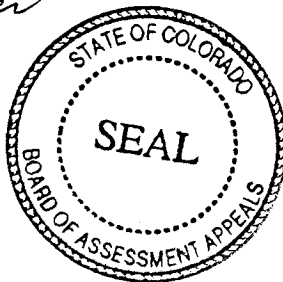
**BOARD OF ASSESSMENT APPEALS**



Karen E. Hart



Harry J. Fuller



3-20-B

BOARD OF ASSESSMENT APPEALS  
STATE OF COLORADO  
DOCKET NUMBER 35561

RECEIVED  
01 MAR -2 PM 1:37  
STATE BOARD OF APPEALS  
ED OF ASSESSMENT APPEALS

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

SVIGEL'S AUTO PARTS INC.,

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 merchandising and described as follows:

4393 S. Santa Fe Dr., County Schedule Number 2077-09-2-00-146 RA 4462-074

A brief narrative as to why the reduction was made: Analyzed cost, market & 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	\$ 457,980	Land	\$ 457,980
Improvements	\$ 165,120	Improvements	\$ 142,020
Personal		Personal	\$ _____
Total	\$ 623,100	Total	\$ 600,000

The Board concurs with the Stipulation.

DATED this 23<sup>rd</sup> day of February 2001.

*Beldon Wright*  
Beldon Wright, Agent  
Property Tax Advisors  
3090 S. Jamaica Ct., Ste. 204  
Aurora, CO 80014  
(303) 368-0500

*Kathryn L. Schroeder*  
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*  
Edward G. Bosier  
Arapahoe County Assessor  
5334 South Prince Street  
Littleton, CO 80166  
(303) 795-4600