

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

1313 Sherman Street, Room 315
Denver, Colorado 80203

Petitioner:

BLUEFIRE INVESTMENT GP LLC,

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: 35572

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:

**1921 WEST YALE AVENUE
ARAPAHOE COUNTY SCHEDULE NO. 1971-28-3-00-050; RA-4462-060**

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	\$ 72,396.00
Improvement	<u>\$447,604.00</u>
Total	\$520,000.00

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 20th day of April, 2001.

BOARD OF ASSESSMENT APPEALS

This decision was put on the record

April 20, 2001

Karen E Hart

Karen E. Hart

Mark R. Linne

Mark R. Linne

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

Barbara J. Schlosser
Barbara J. Schlosser

Docket Number 35572



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**BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO
DOCKET NUMBER 35572**

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

BLUEFIRE INVESTMENT GP LLC,

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 warehouse/storage and described as follows:

1921 W. Yale Ave., County Schedule Number 1971-28-3-00-050 RA 4462-060

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		NFW VALUE (1999)	
Land	\$ 72,396	Land	\$ 72,396
Improvements	\$ 527,604	Improvements	\$ 447,604
Personal		Personal	\$
Total	\$ 600,000	Total	\$ 520,000

The Board concurs with the Stipulation.

DATED this 3rd day of April 2001.

Beldon Wright, Agent
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