

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

1313 Sherman Street, Room 315  
Denver, Colorado 80203

Petitioner:

**ELMER J. HERBERTSON,**

v.

Respondent:

**ARAPAHOE COUNTY BOARD OF EQUALIZATION.**

Attorney or Party Without Attorney for the Petitioner:

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

Docket Number: 35650

**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:

**5021 SOUTH RIO GRAND STREET  
ARAPAHOE COUNTY SCHEDULE NO. 2077-09-3-00-033; RA 4032-107**

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	\$136,427.00
Improvement	<u>\$424,573.00</u>
Total	\$561,000.00

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.

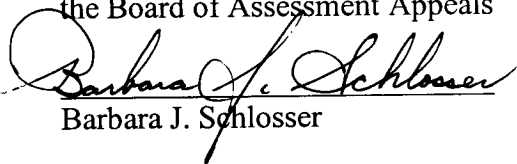
The Arapahoe County Assessor is directed to change his records accordingly.

**DATED/MAILED** this 8th day of May, 2001.

This decision was put on the record

May 8, 2001

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

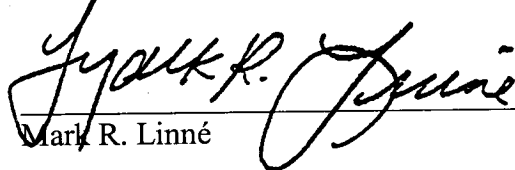
  
Barbara J. Schlosser

Docket Number 35650

**BOARD OF ASSESSMENT APPEALS**



Karen E. Hart



Mark R. Linné



**BOARD OF ASSESSMENT APPEALS  
STATE OF COLORADO  
DOCKET NUMBER 35650**

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

**ELMER J HERBERTSON,**

Petitioner,

vs.

**ARAPAHOE COUNTY BOARD OF EQUALIZATION,**

Respondent.

BOARD OF ASSESSMENT APPEALS  
STATE OF COLORADO  
01 MAY -4 PM 12:14  
CLERK

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:

5021 S. Rio Grand St.; County schedule number 2077-09-3-00-033; RA 4032-107

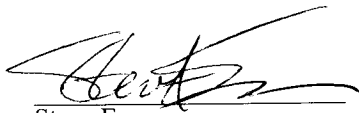
A brief narrative as to why the reduction was made: Analyzed cost, market & income information..

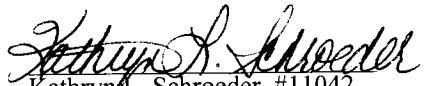
The parties have agreed that the 1999 actual value of the subject property should be reduced as follows:

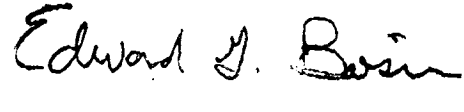
ORIGINAL VALUE		NEW VALUE (1999)	
Land	\$ 136,427	Land	\$ 136,427
Improvements	\$ 498,573	Improvements	\$ 424,573
Personal	\$	Personal	\$
Total	\$ 635,000	Total	\$ 561,000

The Board concurs with the Stipulation.

DATED this 21<sup>st</sup> day of April 2001.

  
Steve Evans  
Bridge & Associates  
P.O. Box 280367  
Lakewood, CO 80228  
(303) 237-6997

  
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