

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

1313 Sherman Street, Room 315  
Denver, Colorado 80203

Petitioner:

**WHLNF REAL ESTATE LP,**

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: 35662

**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:

**7300 SOUTH ALTON WAY  
ARAPAHOE COUNTY SCHEDULE NO. 2075-27-3-03-025; RA 4032-144**

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	\$ 5,244,000.00
Improvement	\$ <u>9,756,000.00</u>
Total	\$15,000,000.00

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.

**BOARD OF ASSESSMENT APPEALS**

This decision was put on the record

May 8, 2001

*Karen E Hart*

Karen E. Hart

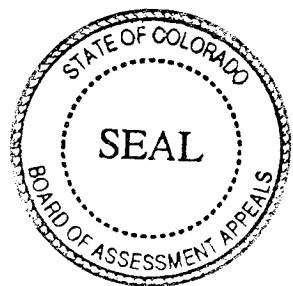
*Mark R. Linné*

Mark R. Linné

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 35662



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**BOARD OF ASSESSMENT APPEALS  
STATE OF COLORADO  
DOCKET NUMBER 35662**

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

**WHLNF REAL ESTATE LP,**

Petitioner,

vs.

**ARAPAHOE COUNTY BOARD OF EQUALIZATION,**

Respondent.

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BOARD 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:

7300 S. Alton Way.; County schedule number 2075-27-3-03-025; RA 4032-144

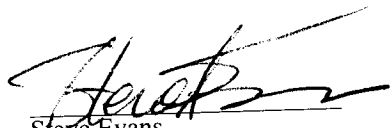
A brief narrative as to why the reduction was made: Analyzed cost, market and income information.

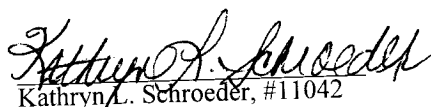
The parties have agreed that the 1999 actual value of the subject property should be reduced as follows:


ORIGINAL VALUE		NEW VALUE (1999)	
Land	\$ 5,244,000	Land	\$ 5,244,000
Improvements	\$10,256,000	Improvements	\$ 9,756,000
Personal	\$ _____	Personal	\$ _____
Total	\$15,500,000	Total	\$ 15,000,000

The Board concurs with the Stipulation.

DATED this 26<sup>th</sup> day of April 2001.

  
Steve Evans  
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P.O. Box 280367  
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(303) 237-6997

  
Kathryn L. Schroeder, #11042  
Attorney for Respondent  
Arapahoe County Bd. of Equalization  
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Littleton, CO 80166  
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Edward G. Bosier  
Arapahoe County Assessor  
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