

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

1313 Sherman Street, Room 315  
Denver, Colorado 80203

Petitioner:

**WKB FUND LP,**

v.

Respondent:

**ARAPAHOE COUNTY BOARD OF EQUALIZATION.**

Attorney or Party Without Attorney for the Petitioner:

Name: Matthew W. Poling, Deloitte & Touche LLP  
Address: 555 Seventeenth Street  
Denver, CO 80202-3942  
Phone Number:  
E-mail:  
Attorney Registration No.:

Docket Number: 36110

**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:

**SEE ATTACHED STIPULATION**

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:

**SEE ATTACHED STIPULATION**

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.

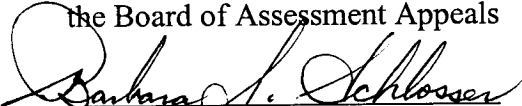
The Arapahoe County Assessor is directed to change his records accordingly.

**DATED/MAILED** this 27th day of June, 2001.

This decision was put on the record

June 27, 2001

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

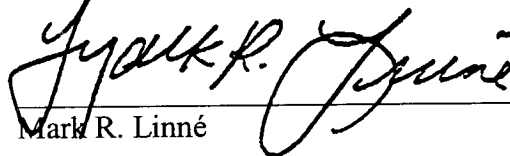
  
Barbara J. Schlosser

Docket Number 36110

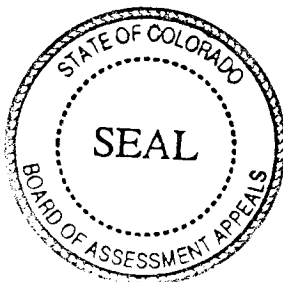
**BOARD OF ASSESSMENT APPEALS**



Karen E. Hart



Mark R. Linné



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**BOARD OF ASSESSMENT APPEALS  
STATE OF COLORADO  
DOCKET NUMBER 36110**

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

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STATE OF COLORADO  
BOARD OF ASSESSMENT APPEALS  
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**WKB FUND LP,**

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:  
7399 S. Tucson Way RA 4373-001  
7388 S. Revere Pky RA 2308-027. See schedule numbers below.

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:

**ACTUAL VALUES, AS ASSIGNED BY ARAPAHOE COUNTY**

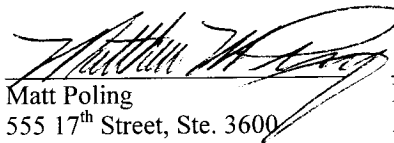
SCHEDULE NUMBER	LAND VALUE	IMPROVEMENTS	TOTAL 1999 ACTUAL VALUE
2075-25-4-14-002	\$ 381,150	\$ 4,118,580	\$ 4,500,000
2075-25-3-02-004	\$ 381,150	\$ 2,768,850	\$ 3,150,000

**ACTUAL VALUES, AS AGREED TO BY ALL PARTIES**

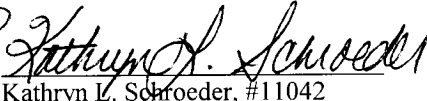
SCHEDULE NUMBER	LAND VALUE	IMPROVEMENTS	TOTAL 1999 ACTUAL VALUE
2075-25-4-14-002	\$ 381,150	\$ 3,865,516	\$ 4,246,666
2075-25-3-02-004	\$ 381,150	\$ 2,642,184	\$ 3,023,334

The Board concurs with the Stipulation.

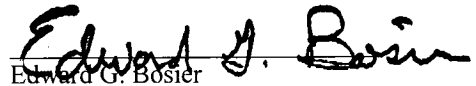
DATED this 18<sup>th</sup> day of June 2001.



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