

<p><b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203</p> <hr/> <p>Petitioner:</p> <p><b>ARAPAHOE STATION LLP,</b></p> <p>v.</p> <p>Respondent:</p> <p><b>ARAPAHOE COUNTY BOARD OF EQUALIZATION.</b></p>	▲
<p>Attorney or Party Without Attorney for the Petitioner:</p> <p>Name:               CBIZ Property Tax Solutions Address:            P.O. Box 2798                               Littleton, CO 80161 Phone Number:   (303) 850-9945 E-mail: Attorney Registration No.:</p>	<p><b>Docket Number: 37139</b></p>
<p><b>ORDER ON STIPULATION</b></p>	

**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:

**County Schedule No.: 2075-27-2-10-008**

**Category: Valuation**

**Property Type: Commercial**

2. Petitioner is protesting the 2000 actual value of the subject property.

3. The parties agreed that the 2000 actual value of the subject property should be reduced to:

Land	\$ 426,135.00
Improvements	<u>\$1,373,865.00</u>
Total	\$1,800,000.00

4. The Board concurs with the Stipulation.

**ORDER:**

Respondent is ordered to reduce the 2000 actual value of the subject property, as set forth above.

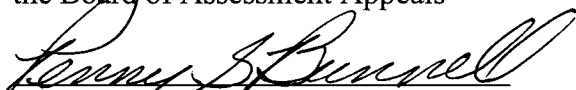
The Arapahoe County Assessor is directed to change his records accordingly.

**DATED/MAILED** this 3<sup>rd</sup> day of January, 2002.

This decision was put on the record

January 2, 2002

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

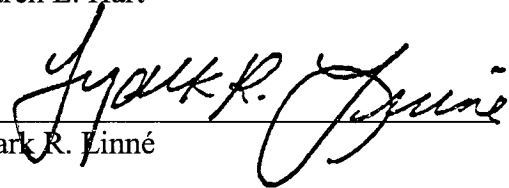
  
Penny S. Bunnell

Docket Number 37139

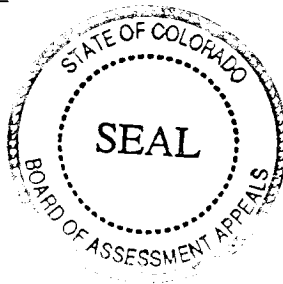
**BOARD OF ASSESSMENT APPEALS**



Karen E. Hart



Mark R. Linné



**BOARD OF ASSESSMENT APPEALS  
STATE OF COLORADO  
DOCKET NUMBER 37139**

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**STIPULATION AND ORDER (As To Tax Year 2000 Actual Value)**

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**ARAPAHOE STATION LLP,**

Petitioner,

vs.

**ARAPAHOE COUNTY BOARD OF EQUALIZATION,**

Respondent.

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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 multi-use and described as follows:

6860 S. Clinton St.; County Schedule Number 2075-27-2-10-008; RA-354-014

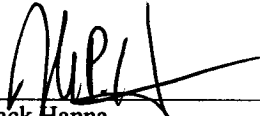
A brief narrative as to why the reduction was made: Analyzed cost, market & income information

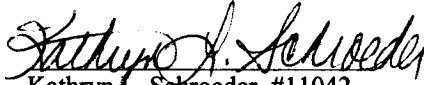
The parties have agreed that the 2000 actual value of the subject property should be reduced as follows:

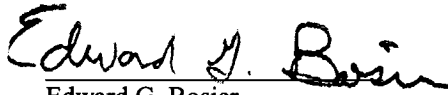
ORIGINAL VALUE		NEW VALUE (2000)	
Land	\$ 426,135	Land	\$ 426,135
Improvements	\$ 1,773,865	Improvements	\$ 1,373,865
Personal	\$ _____	Personal	\$ _____
Total	\$ 2,200,000	Total	\$ 1,800,000

The Board concurs with the Stipulation.

DATED this \_\_\_\_\_ day of \_\_\_\_\_ 2001.

  
\_\_\_\_\_  
Jack Hanna  
CBI Property Tax Solutions  
P.O. Box 2798  
Littleton, CO 80161-2798

  
\_\_\_\_\_  
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