

<p>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203</p> <hr/> <p>Petitioner:</p> <p>LINDA L. CONDREAY,</p> <p>v.</p> <p>Respondent:</p> <p>ARAPAHOE COUNTY BOARD OF EQUALIZATION.</p>	
<p>Attorney or Party Without Attorney for the Petitioner:</p> <p>Name: Beldon Wright, Property Tax Advisors Address: 3090 South Jamaica Court, #204 Aurora, Colorado 80014 Phone Number: (303) 368-0500 E-mail: Attorney Reg. No.:</p>	<p>Docket Number: 37261</p>
<p>ORDER (On Stipulation)</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:

**3470 SOUTH BROADWAY
ARAPAHOE COUNTY SCHEDULE NO. 1971-34-4-00-022; RA 350-070**

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	\$ 86,086.00
Improvement	<u>\$339,914.00</u>
Total	\$426,000.00

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 29th day of November, 2001.

This decision was put on the record

November 28, 2001

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

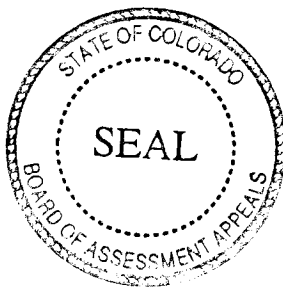
Diane Von Dollen
Diane Von Dollen

Docket Number 37261

BOARD OF ASSESSMENT APPEALS

Karen E. Hart
Karen E. Hart

Mark R. Linné
Mark R. Linné



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**BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO
DOCKET NUMBER 37261**

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

LINDA L CONDREAY,

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 merchandising and described as follows:

3470 S. Broadway, County Schedule Number 1971-34-4-00-022; RA 350-070

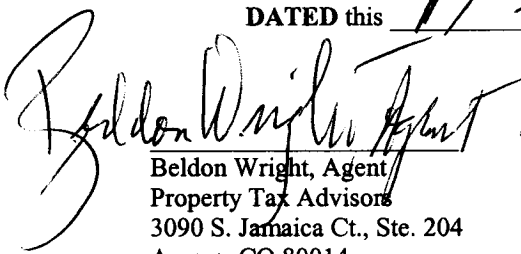
A brief narrative as to why the reduction was made: Analyzed cost, market & income information.

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

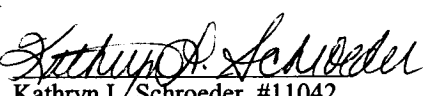
ORIGINAL VALUE			NEW VALUE (2000)	
Land	\$ 86,086	and	Land	\$ 86,086
Improvements	\$ 423,914		Improvements	\$ 339,914
Personal			Personal	\$ _____
Total	\$ 510,000		Total	\$ 426,000

The Board concurs with the Stipulation.

DATED this 19th day of November 2001.



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