

<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>JACK M. GUSTAFSON,</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: Beldon Wright Property Tax Advisors</p> <p>Address: 3090 S. Jamaica Ct., Suite 204 Aurora, CO 80014</p> <p>Phone Number: (303) 368-0500</p> <p>E-mail:</p> <p>Attorney Registration No.:</p>	<p>Docket Number: 37263</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:

2585 S. Raritan St., County Schedule Number 1971-28-3-11-005 RA 350-071.

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	\$107,532.00
Improvements	<u>\$392,468.00</u>
Total	\$500,000.00

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 24<sup>th</sup> day of November, 2001.

This decision was put on the record

\_\_\_\_\_  
November 23, 2001

**BOARD OF ASSESSMENT APPEALS**

*Karen E Hart*

\_\_\_\_\_  
Karen E. Hart

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

*Mark E. Linné*

\_\_\_\_\_  
Mark E. Linné

*Penny S. Bunnell*  
\_\_\_\_\_  
Penny S. Bunnell



Docket Number 37263

BOARD OF ASSESSMENT APPEALS  
STATE OF COLORADO  
DOCKET NUMBER 37263

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

JACK M GUSTAFSON,

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:

2585 S. Raritan St., County Schedule Number 1971-28-3-11-005 RA 350-071

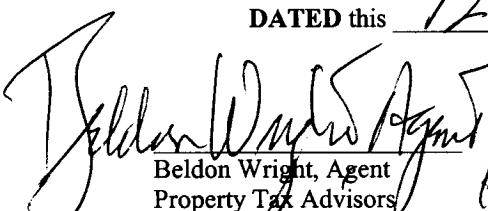
A brief narrative as to why the reduction was made: Analyzed cost, market & income information

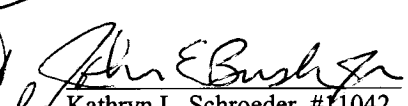
The parties have agreed that the 2000 actual value of the subject property should be reduced as follows:


ORIGINAL VALUE		NEW VALUE (2000)	
Land	\$ 107,532	Land	\$ 107,532
Improvements	\$ 442,468	Improvements	\$ 392,468
Personal		Personal	\$
Total	\$ 550,000	Total	\$ 500,000

The Board concurs with the Stipulation.

DATED this 12<sup>th</sup> day of November 2001.

  
Beldon Wright, Agent  
Property Tax Advisors  
3090 S. Jamaica Ct., Ste. 204  
Aurora, CO 80014  
(303) 368-0500

  
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