

<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>US &amp; LOCAL INVESTMENT CORP.,</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: Stevens and Associates Address: 7950 South Lincoln St., Suite 110 Littleton, CO 80122 Phone Number: (303) 347-1878 E-mail: Attorney Registration No.:</p>	<p><b>Docket Number: 37474</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.: 1973-35-2-04-019**  
**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	\$ 452,068.00
Improvements	<u>\$1,322,932.00</u>
Total	\$1,775,000.00

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 7<sup>th</sup> day of March, 2002.

This decision was put on the record

March 6, 2002

**BOARD OF ASSESSMENT APPEALS**

Karen E. Hart

Karen E. Hart

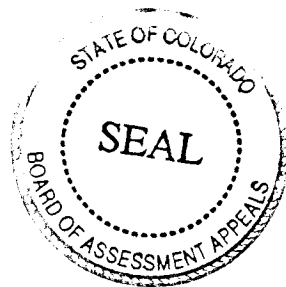
I hereby certify that this is a true and correct copy of the decision of the Board of Assessment Appeals

Debra A. Baumbach

Debra A. Baumbach

Penny S. Bunnell  
Penny S. Bunnell

Docket Number 37474



**BOARD OF ASSESSMENT APPEALS  
STATE OF COLORADO  
DOCKET NUMBER 37474**

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

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**US & LOCAL INVESTMENT CORP,**

Petitioner,

vs.

**ARAPAHOE COUNTY BOARD OF EQUALIZATION,**

Respondent.

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BOARD OF ASSESSMENT APPEALS

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RECEIVED

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 offices and described as follows:

11059 E. Bethany Dr., County Schedule Number 1973-35-2-04-019, RA 360-005

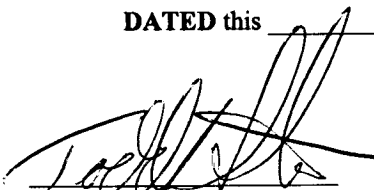
A brief narrative as to why the reduction was made: Analyzed cost, market & income information.

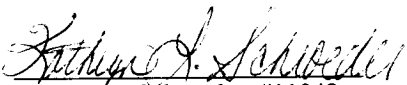
The parties have agreed that the 2000 actual value of the subject property should be reduced as follows:

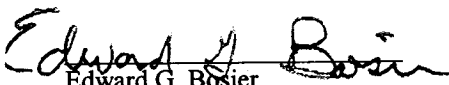
ORIGINAL VALUE		NEW VALUE (2000)	
Land	\$ 452,068	Land	\$ 452,068
Improvements	\$ 1,747,932	Improvements	\$ 1,322,932
Personal	\$ _____	Personal	\$ _____
Total	\$ 2,200,000	Total	\$ 1,775,000

The Board concurs with the Stipulation.

DATED this \_\_\_\_\_ day of \_\_\_\_\_ 2002.

  
Todd J. Stevens  
Stevens & Associates  
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Littleton, CO 80122

  
Kathryn L. Schroeder, #11042  
Attorney for Respondent  
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