	ESSMENT APPEALS,	
STATE OF COL	ORADO	
1313 Sherman Stree	t, Room 315	
Denver, Colorado 80	0203	
Petitioner:		
RICHARD HEF	LEN,	
v.		
Respondent:		
ARAPAHOE CO	UNTY BOARD OF EQUALIZATION.	<b>A</b>
Attorney or Party Without Attorney for the Petitioner:		Docket Number: 38161
Name:	Dan George, Bridge & Associates	
Address:	P.O. Box 280367	
	Lakewood, Colorado 80228	
Phone Number:	(303) 237-6997	
E-mail:		
Attorney Reg. No.:		
	ORDER ON STIPULATION	1

**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.: 2077-04-4-05-009; RA 4330-097

Category: Valuation Property Type: Commercial

2. Petitioner is protesting the 2001 actual value of the subject property.

3. The parties agreed that the 2001 actual value of the subject property should be reduced to:

Land	\$100,000.00
Improvements	\$540,000.00
Total	\$640,000.00

4. The Board concurs with the Stipulation.

## **ORDER:**

Respondent is ordered to reduce the 2001 actual value of the subject property, as set forth above.

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

**DATED/MAILED** this 3rd day of May, 2002.

**BOARD OF ASSESSMENT APPEALS** 

Raien C

1

Debra A. Baumbach

This decision was put on the record

May 2, 2002

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

Diane Von Dollen

SEAL STANSESSMENT RES

Docket Number 38161

## 5/3

## BOARD OF ASSESSMENT APPEALS STATE OF COLORADO DOCKET NUMBER 38161

STIPULATION AND ORDER (As To Tax Year 2001 Actual Value)	02 N
RICHARD HEFLEN,	N-2
Petitioner,	
vs.	2: 59
ARAPAHOE COUNTY BOARD OF EQUALIZATION,	STA
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 described as follows:

3941 S. Lipan St.; County Schedule Number 2077-04-4-05-009; RA-4330-097

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

The parties have agreed that the 2001 actual value of the subject property should be reduced as follows:

ORIGINAL VALUE		NEW VALUE (	NEW VALUE (2001)	
Land	\$ 100,000	Land	\$ 100,000	
Improvements	\$ 650,000	Improvements	\$ 540,000	
Personal	\$	Personal	\$	
Total	\$ 750,000	Total	\$ 640,000	

The Board concurs with the Stipulation.

DATED this 23rd day of 4pril 2002

Dan George

Bridge & Associates
P.O. Box 280367

Lakewood, CO 80228

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