|  | ESSMENT APPEALS,                |                      |
|--|---------------------------------|----------------------|
| STATE OF COL   | ORADO                           |                      |
| 1313 Sherman Stree                                     | t, Room 315                     |                      |
| Denver, Colorado 80                                    | 0203                            |                      |
|  |                                 |                      |
| Petitioner:  |                                 |                      |
|  |                                 |                      |
| JOSEPH MUCE  | <b>K</b> ,                      |                      |
| v.   |                                 |                      |
| Respondent:  |                                 |                      |
| ARAPAHOE CO  | UNTY BOARD OF EQUALIZATION.     | <b>A</b>             |
| Attorney or Party Without Attorney for the Petitioner: |                                 | Docket Number: 38162 |
| 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.: 2077-04-4-11-028; RA 4330-098

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         | \$369,308.00 |
|--------------|--------------|
| Improvements | \$300,692.00 |
| Total        | \$670,000.00 |

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** 

Karen E. Hart

Debus A. Baymbach

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 SSESSMENT PRINTERS

Docket Number 38162

## BOARD OF ASSESSMENT APPEALS STATE OF COLORADO DOCKET NUMBER 38162

| STIPULATION AND ORDER (As To Tax Year 2001 Actual Value) | 5<br>Se                            | 021    |   |
|--|------------------------------------|--------|---|
| JOSEPH MUCEK,  | + 2 %<br>- 2 %<br>- 2 %            | 11 2   |   |
| Petitioner,  | 100<br>111<br>141<br>141           | PH 12: | T |
| vs.  | (5×1)<br>(10)<br>(5)<br>(4)<br>(4) | 12: 59 |   |
| ARAPAHOE COUNTY BOARD OF EQUALIZATION,                   |                                    | (£)    |   |
| Respondent.  |                                    |        |   |
|  | <del></del>                        | _      |   |

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 manufacturing/processing described as follows:

4275 S. Navajo St.; County Schedule Number 2077-04-4-11-028; RA-4330-098

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 (2001) |            |  |
|----------------|------------|------------------|------------|--|
| Land           | \$ 369,308 | Land             | \$ 369,308 |  |
| Improvements   | \$ 330,692 | Improvements     | \$ 300,692 |  |
| Personal       | \$         | Personal         | \$         |  |
| Total          | \$ 700,000 | Total            | \$ 670,000 |  |

The Board concurs with the Stipulation.

DATED this 23 id day of Constant 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