

<p>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203</p> <hr/> <p>Petitioner:</p> <p>THE BAILEY COMPANY/RENEE HELLER, ET AL,</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: Layne Mann, Esq. Address: 7475 West Fifth Avenue, #321 Lakewood, Colorado 80226 Phone Number: (303) 233-8533 E-mail: Attorney Reg. No.: 15611</p>	<p>Docket Number: 38527</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:

County Schedule No.: 2077-15-3-11-007; RA 4235-005
Category: Valuation Property Type: Commercial, Special Purpose

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	\$314,360.00
Improvements	<u>\$287,185.00</u>
Total	\$601,545.00

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
Karen E. Hart

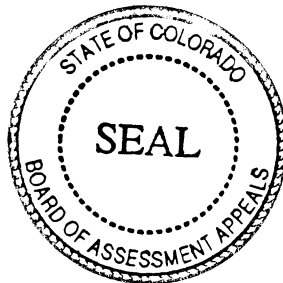
Debra A. Baumbach
Debra A. Baumbach

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
Diane Von Dollen



Docket Number 38527

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**BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO
DOCKET NUMBER 38527**

AMENDED STIPULATION AND ORDER (As To Tax Year 2001 Actual Value)

THE BAILEY COMPANY/RENEE HELLER ET AL,
Petitioner,

vs.

ARAPAHOE COUNTY BOARD OF EQUALIZATION,
Respondent.

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CLERK OF BOARD OF ASSESSMENT APPEALS

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 special purpose and described as follows:

5685 S. Broadway, County Schedule Number 2077-15-3-11-007 RA 4235-005

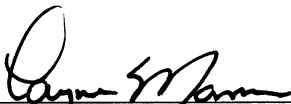
A brief narrative as to why the reduction was made: Analyzed cost, market & income information.

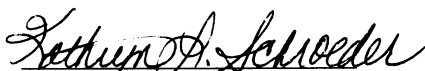
The parties have agreed that the 2001 actual value of the subject property should be reduced as follows:


ORIGINAL VALUE		NEW VALUE (2001)	
Land	\$ 314,360	Land	\$ 314,360
Improvements	\$ 319,100	Improvements	\$ 287,185
Personal		Personal	\$ _____
Total	\$ 633,460	Total	\$ 601,545

The Board concurs with the Stipulation.

DATED this 24th day of April 2002.


Layne Mann, Esq.
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