

<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>ALYN C. WINE,</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: Elite Property Services, Inc. Address: 5025 Boardwalk Drive, Suite 300 Colorado Springs, CO 80919 Phone Number: (719) 594-6440 E-mail: Attorney Registration No.:</p>	<p><b>Docket Number: 38567</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.: 2077-03-3-12-020**  
**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	\$ 630,000.00
Improvements	<u>\$1,395,000.00</u>
Total	\$2,025,000.00

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 2<sup>nd</sup> day of August, 2002.

This decision was put on the record

August 2, 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: 38567



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**BOARD OF ASSESSMENT APPEALS  
STATE OF COLORADO  
DOCKET NUMBER 38567**

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

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**ALYN C WINE,**

Petitioner,

vs.

**ARAPAHOE COUNTY BOARD OF EQUALIZATION,**

Respondent.

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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 multi units and described as follows:

4050 S. Bannock.; County Schedule Number 2077-03-3-12-020; RA-2133-024

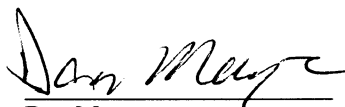
A brief narrative as to why the reduction was made: Analyzed market information.

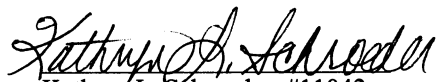
The parties have agreed that the 2001 actual value of the subject property should be reduced as follows:

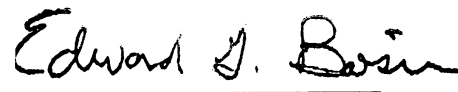
ORIGINAL VALUE		NEW VALUE (2001)	
Land	\$ 630,000	Land	\$ 630,000
Improvements	\$ 1,417,500	Improvements	\$ 1,395,000
Personal	\$ _____	Personal	\$ _____
Total	\$ 2,047,500	Total	\$ 2,025,000

The Board concurs with the Stipulation.

DATED this \_\_\_\_\_ day of \_\_\_\_\_ 2001.

  
Dan Mayer  
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Colorado Springs, CO 80919

  
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Arapahoe County Assessor  
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