

<p>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203</p> <hr/> <p>Petitioner:</p> <p>JON P. GIACCHINO, 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: Beldon Wright, Property Tax Advisors, Inc. Address: 3090 South Jamaica Court, Suite 204 Aurora, Colorado 80014 Phone Number: (303) 368-0500 E-mail: Attorney Reg. No.:</p>	<p>Docket Number: 38664</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.: 2075-23-4-24-002; RA 4308-084
Category: Valuation Property Type: Commercial; warehouse/storage

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	\$1,215,323.00
Improvements	<u>\$4,184,677.00</u>
Total	\$5,400,000.00

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 9th day of April, 2002.

BOARD OF ASSESSMENT APPEALS

Karen E. Hart
Karen E. Hart

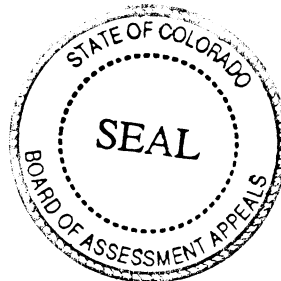
Debra A. Baumbach
Debra A. Baumbach

This decision was put on the record

April 8, 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 38664

BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO
DOCKET NUMBER 38664

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

JON P GIACCHINO, ET AL,

Petitioner,

vs.

ARAPAHOE COUNTY BOARD OF EQUALIZATION,

Respondent.

02/PRR-5 PM 1:52
OFFICE OF THE CLERK
STATE OF COLORADO
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 warehouse/storage and described as follows:

6284 S. Nome Ct.; County Schedule Number 2075-23-4-24-002 RA 4308-084

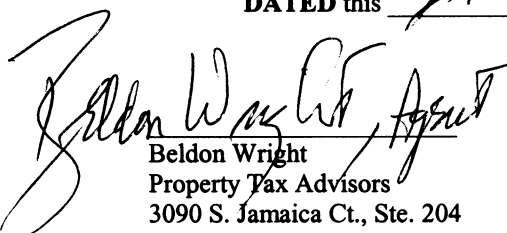
A brief narrative as to why the reduction was made: Analyzed cost, market and income information.

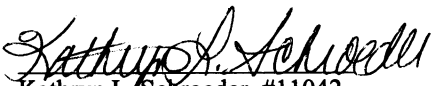
The parties have agreed that the 2001 actual value of the subject property should be reduced as follows:


ORIGINAL VALUE		NEW VALUE (2001)	
Land	\$ 1,215,323	Land	\$ 1,215,323
Improvements	\$ 6,104,457	Improvements	\$ 4,184,677
Personal		Personal	\$
Total	\$ 7,319,780	Total	\$ 5,400,000

The Board concurs with the Stipulation.

DATED this 27th day of March 2002.


Beldon Wright
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