

<p>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203</p> <hr/> <p>Petitioner:</p> <p>RANGER MOTEL PARTNERSHIP,</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: Property Tax Advisors Address: 3090 S. Jamaica Ct., Suite 204 Aurora, CO 80014 Phone Number: (303) 368-0500 E-mail: Attorney Registration No.:</p>	<p>Docket Number: 38672</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.: 1973-02-2-01-018

Category: Valuation

Property Type: Commercial/Residential

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:

REFERENCE ATTACHED STIPULATION.

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 30th day of May, 2002.

This decision was put on the record

May 29, 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 38672



**BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO
DOCKET NUMBER 38672**

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

RANGER MOTEL PARTNERSHIP,

Petitioner,

vs.

ARAPAHOE COUNTY BOARD OF EQUALIZATION,

Respondent.

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 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 lodging and described as follows:

11220 E. Colfax Ave., County Schedule Number 1973-02-2-01-018 RA 4308-049

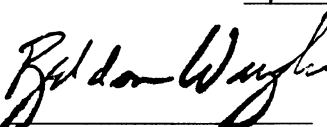
A brief narrative as to why the reduction was made: Analyzed cost, market & income information and classification of residential vs. commercial.

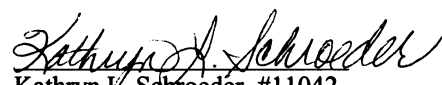
The parties have agreed that the 2001 actual value of the subject property should be reduced as follows:

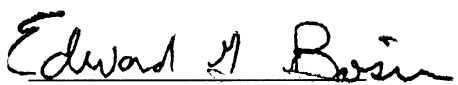
ORIGINAL VALUE		NEW VALUE (2001)	
		RESIDENTIAL	COMMERCIAL
Land	\$ 140,348	Land	\$ 92,630
Improvements	\$ 1,619,652	Improvements	\$ 869,320
Personal	\$ _____	Personal	\$ _____
Total	\$ 1,760,000	Total	\$ 961,950
		Assessment ratio	@ 9.15%
			@29%

The Board concurs with the Stipulation.

DATED this 14th day of May 2002.


 Beldon Wright
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 Kathryn L. Schroeder, #11042
 Attorney for Respondent
 Board. of Equalization
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 (303) 795-4639


 Edward G. Bosier
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