

<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>JACK V. &amp; BERNICE I. BOWN,</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: Beldon Wright, Property Tax Advisors Address: 3090 South Jamaica Court, #204 Aurora, Colorado 80014 Phone Number: (303) 368-0500 E-mail: Attorney Reg. No.:</p>	<p><b>Docket Number: 38688</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.: 1973-18-2-02-050; RA 4308-090**  
**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	\$ 753,200.00
Improvements	\$ 246,800.00
Total	\$1,000,000.00

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*

Karen E. Hart

*Debra A. Baumbach*

Debra A. Baumbach

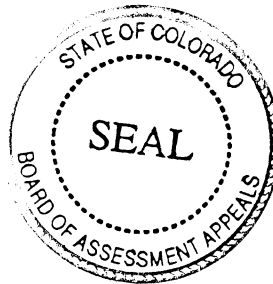
This decision was put on the record

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



BOARD OF ASSESSMENT APPEALS  
STATE OF COLORADO  
DOCKET NUMBER 38688

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

BOWN, JACK V. & BERNICE I.,

Petitioner,

vs.

ARAPAHOE COUNTY BOARD OF EQUALIZATION,

Respondent.

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02 MAY -2 PM 12:59  
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:

4455 E. Virginia Ave.; County Schedule Number 1973-18-2-02-050 RA 4308-090

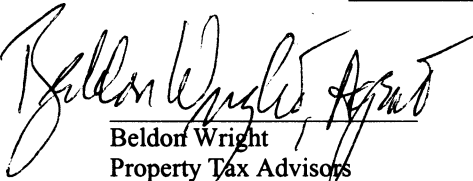
A brief narrative as to why the reduction was made: Analyzed cost, market and income information.

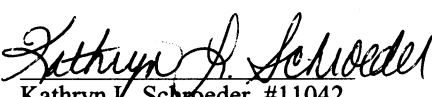
The parties have agreed that the 2001 actual value of the subject property should be reduced as follows:

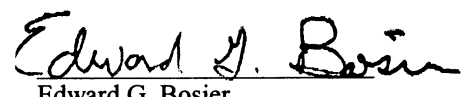
ORIGINAL VALUE		NEW VALUE (2001)	
Land	\$ 753,200	Land	\$ 753,200
Improvements	\$ 386,287	Improvements	\$ 246,800
Personal		Personal	\$
Total	\$ 1,139,487	Total	\$ 1,000,000

The Board concurs with the Stipulation.

DATED this 24<sup>th</sup> day of April 2002.

  
Beldon Wright  
Property Tax Advisors  
3090 S. Jamaica Ct., Ste. 204  
Aurora, CO 80014

  
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