

<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>CHARLES E. SNYDER, JR.,</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: Mr. Beldon Wright Property Tax Advisors, Inc.</p> <p>Address: 3090 S. Jamaica Court, Suite 204 Aurora, Colorado 80014</p> <p>Phone Number: 303-368-0500</p>	<p><b>Docket Number: 38691</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.: 2075-24-2-01-006**

**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	\$ 174,613.00
Improvements	\$ <u>741,637.00</u>
Total	\$ 916,250.00

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 14<sup>th</sup> day of November, 2002.

This decision was put on the record

November 13, 2002

**BOARD OF ASSESSMENT APPEALS**

*Karen E Hart*

Karen E. Hart

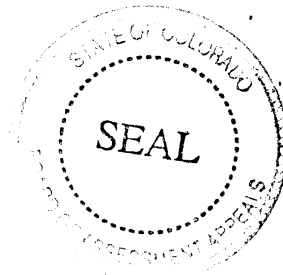
I hereby certify that this is a true and correct copy of the decision of the Board of Assessment Appeals

*Debra A. Baumbach,*

Debra A. Baumbach

*Marian F. Brennan*

Marian F. Brennan



**BOARD OF ASSESSMENT APPEALS  
STATE OF COLORADO  
DOCKET NUMBER 38691**

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

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**CHARLES E SNYDER JR.,**

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 warehouse/storage and described as follows:

6228 S. Troy Cir.; County Schedule Number 2075-24-2-01-006 RA 4308-052

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	\$ 174,613	Land	\$ 174,613
Improvements	\$ 775,387	Improvements	\$ 741,637
Personal		Personal	\$ _____
Total	\$ 950,000	Total	\$ 916,250

The Board concurs with the Stipulation.

DATED this 31 day of October 2002.

*David B. Wright for Beldon Wright*  
Beldon Wright  
Property Tax Advisors  
3090 S. Jamaica Ct., Ste. 204  
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*John E. Bush Jr.*  
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*Edward G. Bosier*  
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