BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO

1313 Sherman Street, Room 315 Denver, Colorado 80203

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Petitioner:

CAPTEC NET LEASE REALTY, INC.,

V.

Respondent:

ARAPAHOE COUNTY BOARD OF EQUALIZATION.

Attorney or Party Without Attorney for the Petitioner: **Docket Number: 39016**

Name: Thomas E. Downey, Jr. Esq.

Downey & Knickrehm, PC

Address: 733 East 8th Avenue

Denver, CO 80203

Phone Number: 303-813-1111

Attorney Reg. No.: 9686

ORDER ON STIPULATION

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.: 2075-28-1-23-004

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 \$1,492,924.00 Improvements 382,076.00 Total \$1,875,000.00

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/her records accordingly.

DATED/MAILED this 12th day of February, 2003.

This decision was put on the record

February 11, 2003

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

James E. Mogan

BOARD OF ASSESSMENT APPEALS

Kareri E. Hart

2. Baumbach

Debra A Raumback



BOARD OF ASSESSMENT APPEALS STATE OF COLORADO DOCKET NUMBER 39016

	
CAP TEC NET LEASE REALTY INC.,	O3 FE
Petitioner,	B — B — — — — — — — — — — — — — — — — —
vs.	
ARAPAHOE COUNTY BOARD OF EQUALIZATION,	≥ 5 5 5
Respondent.	25.55 25.55

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 special purpose and described as follows:

6800 S. Xanthia St.; County Schedule Number 2075-28-1-23-004 RA-3099

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	\$ 1,492,924	Land	\$ 1,492,924
Improvements	\$ 457,076	Improvements	\$ 382,076
Personal	\$ _	Personal	\$
Total	\$ 1,950,000	Total	\$ 1,875,000

The Board concurs with the Stipulation.

DATED this 4th day of February 2003.

Tom Downey, #9686 Downey & Knickrehm The Cass House 733 E. Eighth Avenue Denver, CO 80203 (303) 813-1111 Kathryh L. Schroeder, #11042
Attorney for Respondent
Arapahoe County Bd. of Equalization

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Edward G. Bosier

Arapahoe County Assessor 5334 South Prince Street Littleton, CO 80166 (303) 795-4600