

<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>WALTER PROPERTIES,</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: Steve A. Evans Bridge &amp; Associates Address: P.O. Box 280367 Lakewood, Colorado 80228 Phone Number: 303-237-6997 Attorney Reg. #:</p>	<p><b>Docket Number: 40464</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.: 1973-28-1-03-019 RA 0442-067**

**Category: Valuation**

**Property Type: Commercial**

2. Petitioner is protesting the 2002 actual value of the subject property.

3. The parties agreed that the 2002 actual value of the subject property should be reduced to:

Land	\$ 129,960.00
Improvements	<u>1,581,040.00</u>
Total	\$1,711,000.00

4. The Board concurs with the Stipulation.

**ORDER:**

Respondent is ordered to reduce the 2002 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 11<sup>th</sup> day of April, 2003.

This decision was put on the record

April 10, 2003

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

**BOARD OF ASSESSMENT APPEALS**

*Karen E Hart*

Karen E. Hart

*Debra A. Baumbach*

Debra A. Baumbach

*James E. Megan*  
James E. Megan



BOARD OF ASSESSMENT APPEALS  
STATE OF COLORADO  
DOCKET NUMBER 40464

STIPULATION AND ORDER (As To Tax Year 2002 Actual Value)

WALTER PROPERTIES,

Petitioner,

vs.

ARAPAHOE COUNTY BOARD OF EQUALIZATION,

Respondent.

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 described as follows:

8201 E. Pacific Pl.; County Schedule Number 1973-28-1-03-019; RA 442-067

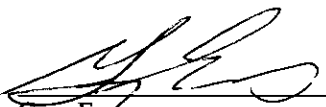
A brief narrative as to why the reduction was made: Analyzed cost, market and income information.

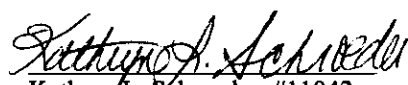
The parties have agreed that the 2002 actual value of the subject property should be reduced as follows:

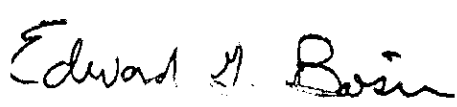
ORIGINAL VALUE		NEW VALUE (2002)	
Land	\$ 129,960	Land	\$ 129,960
Improvements	\$ 1,770,040	Improvements	\$ 1,581,040
Personal	\$ _____	Personal	\$ _____
Total	\$ 1,900,000	Total	\$ 1,711,000

The Board concurs with the Stipulation.

DATED this 1<sup>st</sup> day of April 2003.

  
Greg Eyans  
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Lakewood, CO 80228

  
Kathryn L. Schroeder, #11042  
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