

<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>RCI REALTY LLC,</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: George McElroy &amp; Associates Jim Brown</p> <p>Address: 3131 S. Vaughn Way #301 Aurora, CO 80014</p> <p>Phone Number: (303) 696-9666</p>	<p><b>Docket Number: 40549</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.: 2073-20-3-08-008**

**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	\$ 680,134.00
Improvements	<u>\$ 513,866.00</u>
Total	\$1,194,000.00

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.

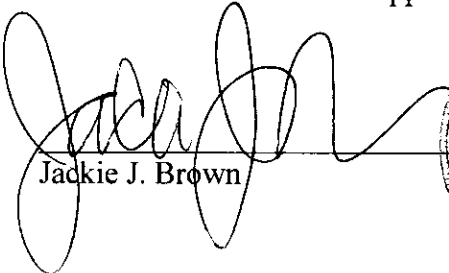
The Arapahoe County Assessor is directed to change his/her records accordingly.

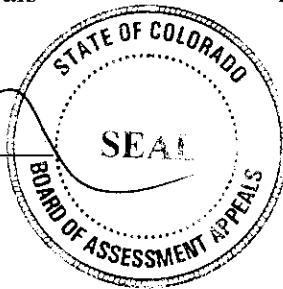
**DATED/MAILED** this 13<sup>th</sup> day of November, 2003.

This decision was put on the record

November 12, 2003

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

  
Jackie J. Brown



**BOARD OF ASSESSMENT APPEALS**



Karen E. Hart



Debra A. Baumbach

**BOARD OF ASSESSMENT APPEALS  
STATE OF COLORADO  
DOCKET NUMBER 40549**

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**STIPULATION (As To Tax Year 2002 Actual Value)**

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**RCI REALTY LLC,**

Petitioner,

vs.

**ARAPAHOE COUNTY BOARD OF EQUALIZATION,**

Respondent.

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THE PARTIES TO THIS ACTION entered into a Stipulation, regarding the tax year 2002 valuation of the subject property and jointly move the Board of Assessment Appeals to enter its Order based on this stipulation. A conference call with the petitioner and respondent have resulted in the following agreement:

Subject property is classified as special purpose described as follows: 6482 S. Parker Rd.; County Schedule Number 2073-20-3-08-008; RA 409-002.

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:

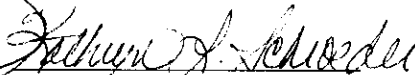
ORIGINAL VALUE		NEW VALUE (2002)	
Land	\$ 680,134	Land	\$ 680,134
Improvements	\$ 589,866	Improvements	\$ 513,866
Personal	\$ _____	Personal	\$ _____
Total	\$ 1,270,000	Total	\$ 1,194,000

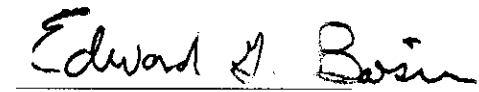
The valuation, as established above, shall be binding only with respect to the tax year 2002.

Both parties agree that the hearing before the Board of Assessment Appeals be vacated or is unnecessary if one has not yet been scheduled.

DATED this 31<sup>st</sup> day of October 2003.

  
Jim Brown  
George McElroy & Assoc.  
3131 S. Vaughn Wy, Ste. 301  
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