# BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO

1313 Sherman Street, Room 315 Denver, Colorado 80203

Petitioner:

US & LOCAL INVESTMENT CORPORATION,

V.

Respondent:

ARAPAHOE COUNTY BOARD OF EQUALIZATION.

Attorney or Party Without Attorney for the Petitioner: **Docket Number**: **40656** 

Name: Todd J. Stevens

Stevens & Associates

Address: 8005 South Chester Street #340

Englewood, Colorado 80112

Phone Number: 303-347-1878

Attorney Reg. #:

#### 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.: 1973-35-2-04-019

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 \$ 621,594.00 Improvements 1,270,256.00 Total \$1,891,850.00

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 31<sup>st</sup> day of March, 2003.

This decision was put on the record

March 28, 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** 

Karen E. Hart

Debra A. Baumbach

### BOARD OF ASSESSMENT APPEALS STATE OF COLORADO DOCKET NUMBER 40656

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STIPULATION AND ORDER (As To Tax Year 2002 Actual Value)			
US & LOCAL INVESTMENT CORP.,	- -32	1:5	
Petitioner,			
vs.			
ARAPAHOE COUNTY BOARD OF EQUALIZATION,			
Respondent.			
THE PARTIES TO THIS ACTION entered into a Stipulation, which has been approved Assessment Appeals. A conference call with the petitioner and respondent have result agreement:			

Subject property is classified as offices described as follows:

11059 E. Bethany Dr.; County Schedule Number 1973-35-2-04-019; RA 57-392

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	\$ 621,594	Land	\$ 621,594	
Improvements	\$ 2,103,406	Improvements	\$ 1,270,256	
Personal	\$	Personal	\$	
Total	\$ 2,725,000	Total	\$ 1,891,850	

The Board concurs with the Stipulation.

**DATED** this \_\_\_\_\_\_ day of \_\_\_\_\_\_\_\_\_\_2003.

Todd J. Stevens Stevens & Assoc.

8005 S, Chester St., #340

Englewood, CO 80112

Kathryn Schroeder, #11042 Attorney for Respondent

Arapahoe County Bd. of Equalization 5334 South Prince Street

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Edward G. Bosier

Arapahoe County Assessor 5334 South Prince Street

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