

<p>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203</p> <hr/> <p>Petitioner:</p> <p>STAN LUCAS,</p> <p>v.</p> <p>Respondent:</p> <p>ARAPAHOE COUNTY BOARD OF EQUALIZATION.</p>	
<p>Attorney or Party Without Attorney for the Petitioner:</p> <p>Name: Dan George 1st Net Real Estate Services, Inc.</p> <p>Address: 2255 S. Wadsworth Blvd., Ste. 108 Lakewood, CO 80227</p> <p>Phone Number: 720.962.5750</p>	<p>Docket Number: 41469</p>
<p>ORDER ON STIPULATION</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.: 2077-09-2-00-034+8

Category: Valuation Property Type: Commercial
2. Petitioner is protesting the 2003 actual value of the subject property.

3. The parties agreed that the 2003 actual value of the subject property should be reduced to:

[PLEASE REFERENCE ATTACHED STIPULATION]

4. The Board concurs with the Stipulation.

ORDER:

Respondent is ordered to reduce the 2003 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 28th day of September, 2004.

This decision was put on the record

September 27, 2004

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

Keela K. Steele

Keela K. Steele



**BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO
DOCKET NUMBER 41469**

STIPULATION (As To Tax Year 2003 Actual Value)

STAN LUCAS,

Petitioner,

vs.

ARAPAHOE COUNTY BOARD OF EQUALIZATION,

Respondent.

THE PARTIES TO THIS ACTION entered into a Stipulation, regarding the tax year 2003 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 commercial and described as follows: See schedule numbers below: RA's 3917-001 thru 009.

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

The parties have agreed that the 2003 actual value of the subject property should be reduced as follows:

2003 ASSESSED VALUES

PPI NUMBER	LAND VALUE	IMPROVEMENTS	ADJUSTED VALUE
2077-09-2-00-034	\$762,300	\$2,622,700	\$3,385,000
2077-09-2-00-035	\$477,201	\$1,550,799	\$2,028,000
2077-09-2-00-036	\$300	\$3,146	\$3,446
2077-09-2-00-111	\$300	0	\$300
2077-09-2-00-112	\$99,197	\$547,803	\$647,000
2077-09-2-00-092	\$375,053	\$1,824,947	\$2,200,000
2077-09-2-00-094	\$125,017	\$479,983	\$605,000
2077-09-2-00-095	\$160,843	\$564,157	\$725,000
2077-09-2-00-137	\$96,376	\$188,624	\$285,000
		TOTAL	\$9,878,746

(Calculated at \$39.01 per sq. ft.)

ADJUSTED 2003 VALUES

PPI NUMBER	LAND VALUE	IMPROVEMENTS	ADJUSTED VALUE
2077-09-2-00-034	\$762,300	\$2,451,780	\$3,214,080
2077-09-2-00-035	\$477,201	\$1,469,679	\$1,946,880
2077-09-2-00-036	\$300	\$836	\$1,136

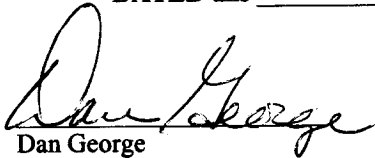
2077-09-2-00-111	\$300	\$0	\$300
2077-09-2-00-112	\$99,197	\$517,123	\$616,320
2077-09-2-00-092	\$375,053	\$1,523,587	\$1,898,640
2077-09-2-00-094	\$125,017	\$415,127	\$540,144
2077-09-2-00-095	\$160,843	\$487,157	\$648,000
2077-09-2-00-137	\$96,376	\$155,624	\$252,000
		TOTAL	\$9,117,500

(Calculated at \$36.00 per sq. ft.)

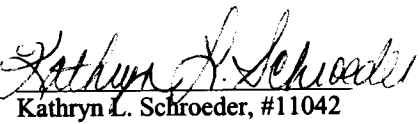
The valuation, as established above, shall be binding only with respect to the tax year 2003.

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 _____ day of _____ 2004.



Dan George
1st Net Real Estate Services
2255 S. Wadsworth Blvd. Ste. 108
Lakewood, CO 80227



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

Docket # 41469