

<p>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203</p> <hr/> <p>Petitioner:</p> <p>WINDSOR INDUSTRIES, INC.,</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: Rich Hart Joseph C. Sansone Company</p> <p>Address: 18040 Edison Ave. Chesterfield, MO 63005</p> <p>Phone Number: 800.394.0140, ext. 173</p>	<p>Docket Number: 41934</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.: 2077-09-1-00-038+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 21st day of August, 2004.

This decision was put on the record

August 19, 2004

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

BOARD OF ASSESSMENT APPEALS

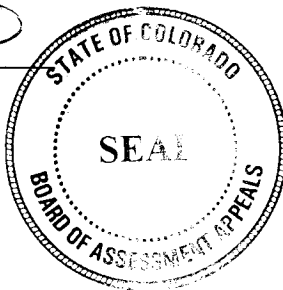
Karen E Hart

Karen E. Hart

Debra A. Baumbach

Debra A. Baumbach

Keela K. Steele
Keela K. Steele



**BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO
DOCKET NUMBERS 41934**

STIPULATION (As To Tax Year 2003 Actual Value)

WINDSOR INDUSTRIES INC.,

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 properties are classified as warehouse/storage; and described as RA's 3930-001 thru 009. See Schedule numbers below.

A brief narrative as to why the reduction was made: Analyzed information provided after CBOE hearing and after related BAA case.

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

ACTUAL VALUES, AS ASSIGNED BY ARAPAHOE COUNTY

SCHEDULE NO.	LAND VALUE	IMPROVEMENTS	TOTAL 2002 VALUE
2077-09-1-00-070	\$131,492	\$ 16,553	\$ 148,045
2077-09-1-00-082	\$ 300	\$ 6,339	\$ 6,639
2077-09-1-00-083	\$273,420	\$2,126,580	\$2,400,000
2077-09-1-27-004	\$149,832	\$ 6,339	\$ 156,171
2077-09-1-27-005	\$133,455	\$ 6,339	\$ 139,794
2077-09-1-00-038	\$269,885	\$ 980,115	\$1,250,000
2077-09-1-00-048	\$439,082	\$1,360,918	\$1,800,000
2077-09-1-00-081	\$267,995	\$2,032,005	\$2,300,000
2077-09-1-25-002	\$111,601	\$ 498,399	\$ 610,000

ACTUAL VALUES, AS AGREED TO BY ALL PARTIES

SCHEDULE NO.	LAND VALUE	IMPROVEMENTS	TOTAL 2002 VALUE
2077-09-1-00-070	\$131,492	\$ 16,553	\$ 148,045 (no chg)
2077-09-1-00-082	\$ 300	\$ 6,339	\$ 6,639 (no chg)
2077-09-1-00-083	\$273,420	\$2,126,580	\$2,400,000 (no chg)

2077-09-1-27-004	\$149,832	\$ 6,339	\$ 156,171 (no chg)
2077-09-1-27-005	\$133,455	\$ 6,339	\$ 139,794 (no chg)
2077-09-1-00-038	\$269,885	\$ 803,730	\$1,073,615
2077-09-1-00-048	\$439,082	\$1,069,806	\$1,508,888
2077-09-1-00-081	\$267,995	\$1,647,999	\$1,915,994
2077-09-1-25-002	\$111,601	\$ 399,253	\$ 510,854

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.

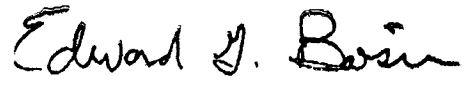
DATED this 6 day of August 2004.



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