

<p>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203</p> <hr/> <p>Petitioner:</p> <p>ABK, LLC.,</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: Ken Wall Elite Property Services, Inc. Address: 6000 E. Evans Ave., Ste. I-426 Denver, CO 80222 Phone Number: 303.355.5871</p>	<p>Docket Number: 42190</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.: 1971-33-3-07-005

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:

Land:	\$ 31,250.00
Improvements:	<u>\$265,750.00</u>
Total:	\$297,000.00

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.

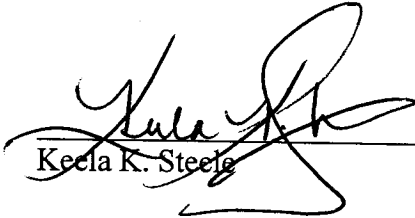
The Arapahoe County Assessor is directed to change his/her records accordingly.

DATED/MAILED this 4th day of August, 2004.

This decision was put on the record

August 3, 2004

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


Keela K. Steele



BOARD OF ASSESSMENT APPEALS



Karen E. Hart



Debra A. Baumbach

BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO
DOCKET NUMBER 42190

STIPULATION (As To Tax Years 2003 Actual Value)

ABK 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 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 warehouse/storage and described as follows: 1631 W. Hamilton Pl; County Schedule Number 1971-33-3-07-005; RA 642-020.

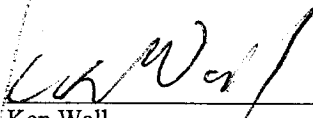
A brief narrative as to why the reduction was made: Analyzed cost, market & income information.


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

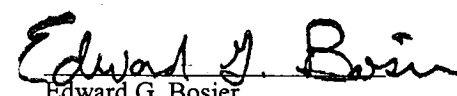
ORIGINAL VALUE		NEW VALUE (2003)	
Land	\$ 31,250	Land	\$ 31,250
Improvements	\$ 318,750	Improvements	\$ 265,750
Personal	\$ _____	Personal	\$ _____
Total	\$ 350,000	Total	\$ 297,000

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 on this matter be vacated or is unnecessary if one has not yet been scheduled.

DATED this 21 day of July 2004.


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