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| <p><b>BOARD OF ASSESSMENT APPEALS,<br/>STATE OF COLORADO</b><br/>1313 Sherman Street, Room 315<br/>Denver, Colorado 80203</p> <hr/> <p>Petitioner:</p> <p><b>GLENN H. KOOL,</b></p> <p>v.</p> <p>Respondent:</p> <p><b>ARAPAHOE COUNTY BOARD OF<br/>EQUALIZATION.</b></p> |                                    |
| <p>Attorney or Party Without Attorney for the Petitioner:</p> <p>Name: Beldon Wright<br/>Property Tax Advisors, Inc.<br/>Address: 3090 S. Jamaica Court, Suite 204<br/>Aurora, Colorado 80014<br/>Phone Number: 303-368-0500</p>  | <p><b>Docket Number: 38694</b></p> |
| <p style="text-align: center;"><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.: 1971-33-3-00-007**

**Category: Valuation      Property Type: Commercial**

2. Petitioner is protesting the 2001 actual value of the subject property.

3. The parties agreed that the 2001 actual value of the subject property should be reduced to:

|              |                     |
|--------------|---------------------|
| Land         | \$127,413.00        |
| Improvements | <u>\$458,737.00</u> |
| Total        | \$586,150.00        |

4. The Board concurs with the Stipulation.

**ORDER:**

Respondent is ordered to reduce the 2001 actual value of the subject property, as set forth above.

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

**DATED/MAILED** this 29th day of October, 2002.

This decision was put on the record

October 28, 2002

**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

Marian F. Brennan

Marian F. Brennan



18-23

**BOARD OF ASSESSMENT APPEALS  
STATE OF COLORADO  
DOCKET NUMBER 38694**

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**STIPULATION AND ORDER (As To Tax Year 2001 Actual Value)**

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**GLENN H. KOOL,**

Petitioner,

vs.

**ARAPAHOE COUNTY BOARD OF EQUALIZATION,**

Respondent.

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STATE OF COLORADO

THE PARTIES TO THIS ACTION entered into a Stipulation, which has been approved by the Board of Assessment Appeals. 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:

3340 S. Zuni St.; County Schedule Number 1971-33-3-00-007 RA 4308-026

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

The parties have agreed that the 2001 actual value of the subject property should be reduced as follows:

| ORIGINAL VALUE |            | NEW VALUE (2001) |            |
|----------------|------------|------------------|------------|
| Land           | \$ 127,413 | Land             | \$ 127,413 |
| Improvements   | \$ 602,587 | Improvements     | \$ 458,737 |
| Personal       |            | Personal         | \$         |
| Total          | \$ 730,000 | Total            | \$ 586,150 |

The Board concurs with the Stipulation.

DATED this 14<sup>th</sup> day of October 2002.

*Beldon Wright*  
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