

<p><b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 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 EQUALIZATION.</b></p>	
<p>Attorney or Party Without Attorney for the Petitioner:</p> <p>Name: Beldon Wright Property Tax Advisors, Inc.</p> <p>Address: 3090 S. Jamaica Court, Suite 204 Aurora, Colorado 80014</p> <p>Phone Number: 303-368-0500</p>	<p><b>Docket Number: 40397</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.: 1971-33-3-00-037**

**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	\$ 78,750.00
Improvements	<u>\$181,250.00</u>
Total	\$260,000.00

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 records accordingly.

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

This decision was put on the record

October 28, 2002

**BOARD OF ASSESSMENT APPEALS**

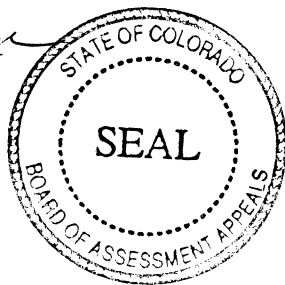
*Karen E. Hart*

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



BOARD OF ASSESSMENT APPEALS  
STATE OF COLORADO  
DOCKET NUMBER 40397

STIPULATION AND ORDER (As To Tax Year 2002 Actual Value)

GLENN H. KOOL,

Petitioner,

vs.

ARAPAHOE COUNTY BOARD OF EQUALIZATION,

Respondent.

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BOARD OF ASSESSMENT APPEALS

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:

3296 S. Zuni St.; County Schedule Number 1971-33-3-00-037 RA 126-035

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	\$ 78,750	Land	\$ 78,750
Improvements	\$ 301,410	Improvements	\$ 181,250
Personal		Personal	\$ _____
Total	\$ 380,160	Total	\$ 260,000

The Board concurs with the Stipulation.

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

*Beldon Wright*  
Beldon Wright  
Property Tax Advisors  
3090 S. Jamaica Ct., Ste. 204  
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