

<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>KWENDA INC.,</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: Jim Brown George McElroy &amp; Assoc., Inc.</p> <p>Address: 3131 S. Vaughn Way, #301 Aurora, CO 80014</p> <p>Phone Number: (303) 696-9666</p>	<p><b>Docket Number: 40550</b></p>
<p 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.: 2077-36-3-27-007**

**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	\$107,576.00
Improvements	<u>\$812,764.00</u>
Total	\$920,340.00

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/her records accordingly.

**DATED/MAILED** this 20<sup>th</sup> day of June, 2003.

**BOARD OF ASSESSMENT APPEALS**

This decision was put on the record

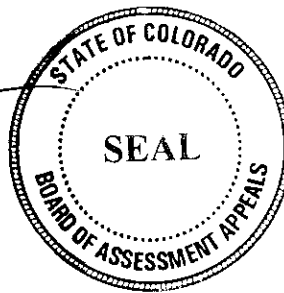
June 18, 2003

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

Jackie J. Brown  
Jackie J. Brown



BOARD OF ASSESSMENT APPEALS  
STATE OF COLORADO  
DOCKET NUMBER 40550

STIPULATION (As To Tax Year 2002 Actual Value)

**KWENDA INC.,**

Petitioner,

vs.

**ARAPAHOE COUNTY BOARD OF EQUALIZATION,**

Respondent.

THE PARTIES TO THIS ACTION entered into a Stipulation, regarding the tax year 2002 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 multi-units described as follows: 8292 S. University Blvd.; County Schedule Number 2077-36-3-27-007; RA 397

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:

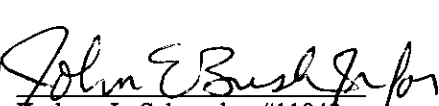
ORIGINAL VALUE		NEW VALUE (2002)	
Land	\$ 107,576	Land	\$ 107,576
Improvements	\$ 922,424	Improvements	\$ 812,764
Personal	\$ _____	Personal	\$ _____
Total	\$ 1,030,000	Total	\$ 920,340

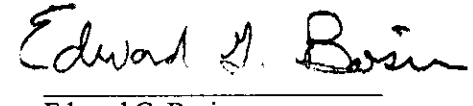
The valuation, as established above, shall be binding only with respect to the tax year 2002.

Both parties agree that the hearing before the Board of Assessment Appeals be vacated or a hearing has not yet been scheduled.

DATED this 10<sup>th</sup> day of June 2003.

  
Jim Brown  
George McElroy & Associates  
3131 S. Vaughn Wy, Ste. 301  
Aurora, CO 80014

  
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