

<p>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203</p> <hr/> <p>Petitioner:</p> <p>KWENDA, 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: Todd J. Stevens Stevens & Associates</p> <p>Address: 7950 South Lincoln Street, Suite 110 Littleton, CO 80122</p> <p>Phone Number: (303) 347-1878</p> <p>Attorney Reg. No.:</p>	<p>Docket Number: 40643</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.: 2077-36-3-27-001, 2077-36-3-27-008, 2077-36-3-27-009

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:

Reference attached Stipulation.

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.

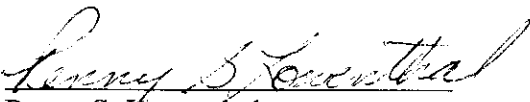
The Arapahoe County Assessor is directed to change his/her records accordingly.

DATED/MAILED this 25th day of January, 2003.

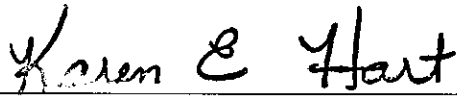
This decision was put on the record


January 24, 2003

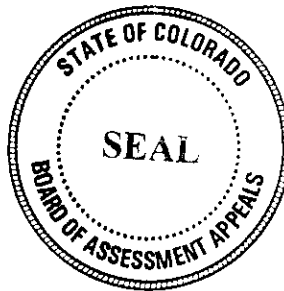
I hereby certify that this is a true and correct copy of the decision of the Board of Assessment Appeals


Penny S. Lowenthal

BOARD OF ASSESSMENT APPEALS


Karen E. Hart


Debra A. Baumbach



**BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO
DOCKET NUMBERS 40643**

STIPULATION AND ORDER (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, 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 properties are classified as multi-use; RA's 57-007 thru 009. Schedule numbers below.

A brief narrative as to why the reduction was made: Analyzed market information.

The parties have agreed that the 2002 actual value of the subject property should be reduced as follows:

ACTUAL VALUES, AS ASSIGNED BY ARAPAHOE COUNTY

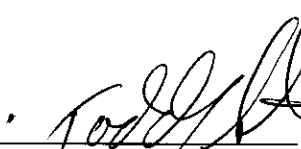
<u>SCHEDULE NO.</u>	<u>LAND VALUE</u>	<u>IMPROVEMENTS</u>	<u>TOTAL 2002 ACTUAL VALUE</u>
2077-36-3-27-001	\$3,967,004	\$5,782,996	\$9,750,000
2077-36-3-27-008	\$ 287,535	\$ 652,465	\$ 940,000
2077-36-3-27-009	\$ 38,925	\$ 511,075	\$ 550,000

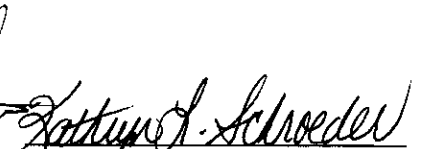
ACTUAL VALUES, AS AGREED TO BY ALL PARTIES


<u>SCHEDULE NO.</u>	<u>LAND VALUE</u>	<u>IMPROVEMENTS</u>	<u>TOTAL 2002 ACTUAL VALUE</u>
2077-36-3-27-001	\$3,967,004	\$5,282,996	\$9,250,000
2077-36-3-27-008	\$ 287,535	\$ 652,465	\$ 940,000 (no chg)
2077-36-3-27-009	\$ 38,925	\$ 511,075	\$ 550,000 (no chg)

The Board concurs with the Stipulation.

DATED this 22nd day of JAN 2002.


Todd J. Stevens
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