

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	
<hr/> Petitioner: KWENDA INC., v. Respondent: ARAPAHOE COUNTY BOARD OF COMMISSIONERS.	
Attorney or Party Without Attorney for the Petitioner: Name: Todd J. Stevens, Stevens & Associates, Inc. Address: 7950 South Lincoln Street, #110 Littleton, Colorado 80122 Phone Number: (303) 347-1878 E-mail: Attorney Reg. No.:	Docket No.: 37006
ORDER (On Stipulation)	

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:

**8222 SOUTH UNIVERSITY BOULEVARD
ARAPAHOE COUNTY SCHEDULE NO. 2077-36-3-27-002**
2. Petitioner is protesting the 1997 and 1998 actual value of the subject property.

3. The parties agreed that the 1997 and 1998 actual value of the subject property should be reduced to:

Land	\$ 534,576.00
Improvement	<u>\$1,102,254.00</u>
Total	\$1,636,830.00

4. The Board concurs with the Stipulation.

ORDER:

Respondent is ordered to reduce the 1997 and 1998 actual value of the subject properties, as set forth above.

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

DATED/MAILED this 29th day of November, 2001.

This decision was put on the record

November 29, 2001

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

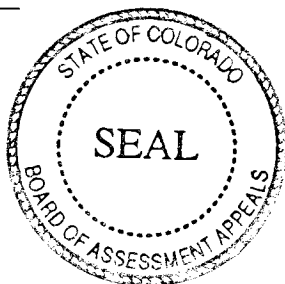
Diane Von Dollen
Diane Von Dollen

Docket Number 37006

BOARD OF ASSESSMENT APPEALS

Karen E Hart
Karen E. Hart

Mark R. Linné
Mark R. Linné



**BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO
DOCKET NUMBER 37006**

STIPULATION AND ORDER (As To Tax Year 1997 and 1998 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 property is classified as commercial and described as follows:

8222 S. University Blvd., County Schedule Number 2077-36-3-27-002, Abatement

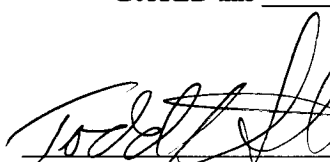
A brief narrative as to why the reduction was made: Analyzed cost, market and income information.

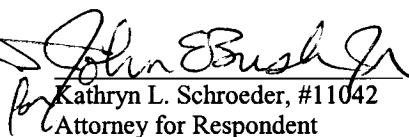
The parties have agreed that the 1997 and 1998 actual value of the subject property should be reduced as follows:

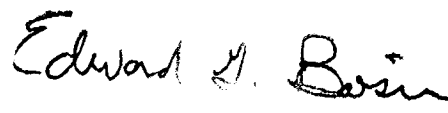
ORIGINAL VALUE		NEW VALUE (1997 and 1998)	
Land	\$ 534,576	Land	\$ 534,576
Improvements	\$ 1,965,424	Improvements	\$ 1,102,254
Personal	\$ _____	Personal	\$ _____
Total	\$ 2,500,000	Total	\$ 1,636,830

The Board concurs with the Stipulation.

DATED this 13th day of November 2001.


Todd J. Stevens
Stevens & Associates
7950 S. Lincoln St., Ste. 110
Littleton, CO 80122


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