

<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>NILS F. KUONI,</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: Nils F. Kuoni Address: 5625 W. Leawood Drive Littleton, CO 80123 Phone Number: (303) 761-2029 Attorney Reg. No.:</p>	<p><b>Docket Number: 39204</b></p>
<p><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.: 207709501-00-041**

**Category: Valuation**

**Property Type: Mixed Use**

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:

Reference Attached Stipulation.

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 27<sup>th</sup> day of November, 2002.

This decision was put on the record

November 26, 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

Penny S. Lowenthal  
Penny S. Lowenthal



**BOARD OF ASSESSMENT APPEALS  
STATE OF COLORADO  
DOCKET NUMBER 39204**

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

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**NILS F KUONI,**

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 mixed use and described as follows:

2800 W. Hampden Ave.; County Schedule Number 2077-05-1-00-041 RA 550-001


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

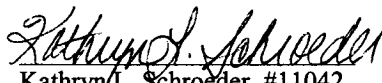
The parties have agreed that the 2001 actual value of the subject property should be reduced as follows:

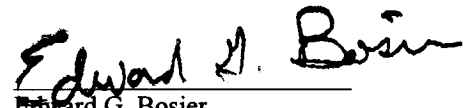
ORIGINAL VALUE		NEW VALUE (2001)		
		RESIDENTIAL	COMMERCIAL	
Land	\$ 155,520	Land	\$ 77,760	\$ 77,760
Improvements	\$ 93,000	Improvements	\$ 9,720	\$ 44,760
Personal	\$ _____	Personal	\$ _____	\$ _____
Total	\$ 248,520	Total	\$ 87,480	\$ 122,520
		Assessment ratio	@ 9.15%	@29%

The Board concurs with the Stipulation.

DATED this \_\_\_\_\_ day of \_\_\_\_\_ 2002.

  
\_\_\_\_\_  
Nils F. Kuoni  
5625 W. Leawood Dr.  
Littleton, CO 80123-6805

  
\_\_\_\_\_  
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Arapahoe County Bd. of Equalization  
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\_\_\_\_\_  
Edward G. Bosier  
Arapahoe County Assessor  
5334 South Prince Street  
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(303) 795-4600