

<p>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203</p> <hr/> <p>Petitioner:</p> <p>LAKWOOD UNION SQUARE, LLC,</p> <p>v.</p> <p>Respondent:</p> <p>JEFFERSON COUNTY BOARD OF EQUALIZATION.</p>	
<p>Attorney or Party Without Attorney for the Petitioner:</p> <p>Name: Harlan L. Ray, Esq. Address: 7877 E. Mississippi Ave., #102 Denver, CO 80231 Phone Number: (303) 298-9159 E-mail: Attorney Registration No.: 4379</p>	<p>Docket Number: 36598</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.: 183322

Category: Valuation

Property Type: Commercial

2. Petitioner is protesting the 1999 actual value of the subject property.

3. The parties agreed that the 1999 actual value of the subject property should be reduced to:

Land	\$1,579,712.00
Improvements	<u>\$6,318,848.00</u>
Total	\$7,898,560.00

4. The Board concurs with the Stipulation.

ORDER:

Respondent is ordered to reduce the 1999 actual value of the subject property, as set forth above.

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

DATED/MAILED this 2nd day of March, 2002.

This decision was put on the record

March 1, 2002

BOARD OF ASSESSMENT APPEALS

Karen E Hart

Karen E. Hart

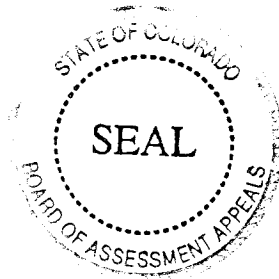
I hereby certify that this is a true and correct copy of the decision of the Board of Assessment Appeals

Debra A. Baumbach

Debra A. Baumbach

Penny S. Bunnell
Penny S. Bunnell

Docket Number 36598



BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO

Docket Number: 36598
County Schedule Number: 183322

STIPULATION (As To Tax Year 1999 Actual Value)

Lakewood Union Square LLC
Petitioner,

vs.

Jefferson County Board of Equalization,
Respondent.

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BOARD OF ASSESSMENT APPEALS

Petitioner(s) and Respondent hereby enter into this Stipulation regarding the tax year 1999 valuation of the subject property, and jointly move the Board of Assessment Appeals to enter its order based on this Stipulation.

Petitioner(s) and Respondent agree and stipulate as follows:

1. The property subject to this Stipulation is described as follows:
137 Union Blvd., Lakewood, CO

2. The subject property is classified as commercial property.
3. The County Assessor originally assigned the following actual value to the subject property for tax year 1999 :

Land	\$1,692,500.
Improvement	\$6,770,200.
Total	\$8,462,700.

4. After a timely appeal to the Board of Equalization, the Board of Equalization valued the property as follows:

Land	\$1,692,500.
Improvement	\$6,770,200.
Total	\$8,462,700.

5. After further review and negotiation, Petitioner(s) and Board of Equalization agree to the following tax year 1999 actual value for the subject property:

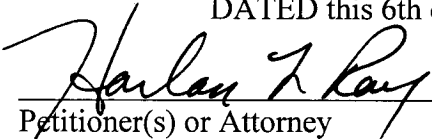
Land	\$1,579,712.
Improvement	\$6,318,848.
Total	\$7,898,560.

6. The valuation, as established above, shall be binding only with respect to tax year 1999.

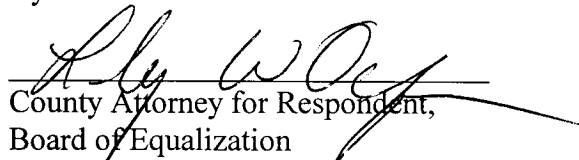
7. Brief narrative as to why the reduction was made:
Additional vacancy considered.

8. Both parties agree that the hearing has not yet been scheduled before the Board of Assessment Appeals.

DATED this 6th day of February 2002 .



 Petitioner(s) or Attorney

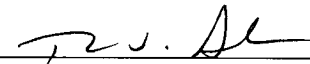


 County Attorney for Respondent,
 Board of Equalization

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Address:
 100 Jefferson County Parkway
 Golden, Colorado 80419

 Telephone: 303-274-8654



 County Assessor

Address:
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 Golden, Colorado 80419-2500

Docket Number 36601
 Schedule Number 400671

Telephone: 303-271-8677