

<p>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203</p> <hr/> <p>Petitioner:</p> <p>255 UNION BOULEVARD, 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: Todd J. Stevens, Stevens & Associates, Inc. Address: 7950 South Lincoln Street #110 Littleton, CO 80122 Phone Number: (303) 347-1878 E-mail: Attorney Registration No.:</p>	<p>Docket Number: 37922</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:

**A COMMERCIAL BUILDING IN LAKEWOOD
JEFFERSON COUNTY SCHEDULE NO. 150565**

2. Petitioner is protesting the 2000 actual value of the subject property.

3. The parties agreed that the 2000 actual value of the subject property should be reduced to:

Land	\$ 600,000.00
Improvement	<u>\$2,400,000.00</u>
Total	\$3,000,000.00

4. The Board concurs with the Stipulation.

ORDER:

Respondent is ordered to reduce the 2000 actual value of the subject property, as set forth above.

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

DATED/MAILED this 23rd day of May, 2001.

BOARD OF ASSESSMENT APPEALS

This decision was put on the record

May 23, 2001

Karen E. Hart

Karen E. Hart

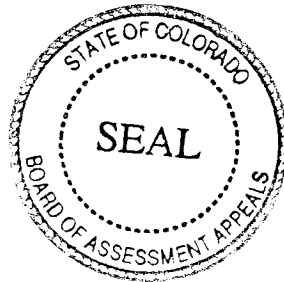
Mark R. Linné

Mark R. Linné

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

Barbara J. Schlosser
Barbara J. Schlosser

Docket Number 37922



BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO

Docket Number: 37922
County Schedule Number: 150565

STIPULATION (As To Tax Year(s) 2000, Actual Value)

255 Union Blvd. LLC
Petitioner(s),

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(s) 2000, 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:
a commercial building in Lakewood

2. The subject property is classified as an office property (what type).

3. The County Assessor originally assigned the following actual value to the subject property for tax year 2000:

Land	\$ <u>879,800</u>
Improvements	\$ <u>3,519,100</u>
Total	\$ <u>4,398,900</u>

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

Land	\$ <u>879,800</u>
Improvements	\$ <u>3,519,100</u>
Total	\$ <u>4,398,900</u>

5. After further review and negotiation, Petitioner(s) and Board of County Commissioners agree to the following tax year 2000 actual value for the subject property :

Land	\$ <u>600,000</u>
Improvements	\$ <u>2,400,000</u>
Total	\$ <u>3,000,000</u>

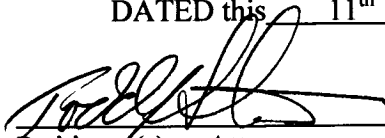
6. The valuation, as established above, shall be binding only with respect to tax year 2000.

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

A clerical error occurred. The building was significantly smaller than our records illustrated. Actual leases were less than our model reflected.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on June 5, 2001 (date) at 8:30 a.m. (time) be vacated; or, a hearing has not yet been scheduled before the Board of Assessment Appeals (check if appropriate).

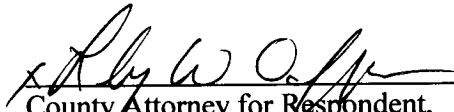
DATED this 11th day of May, 2001.



Petitioner(s) or Attorney
Todd Stevens

Address:
7950 S. Lincoln St. Suite 110
Littleton, CO

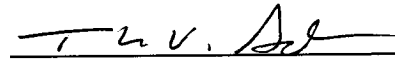
Telephone: 303-347-1878



County Attorney for Respondent,
Board of County Commissioners

Address:
100 Jefferson County Pkwy
Golden, CO 80419

Telephone: _____



County Assessor

Address:

100 Jefferson County Pkwy
Golden, CO 80419-2500

Telephone: 303-271-8699

Docket Number 37922
Schedule Number 150565