

<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>JORDAN PERLMUTTER &amp; CO., ET AL,</b></p> <p>v.</p> <p>Respondent:</p> <p><b>JEFFERSON COUNTY BOARD OF EQUALIZATION.</b></p>	
<p>Attorney or Party Without Attorney for the Petitioner:</p> <p>Name: Steven L. Sommers Consultus Asset Valuation Address: 16 Inverness Place East Bldg A Englewood, Colorado 80112 Phone Number: 303-770-2420 Attorney Reg. No.:</p>	<p><b>Docket Number: 39726</b></p>
<p style="text-align: center;"><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.: 202174**

**Category: Valuation**

**Property Type: Commercial**

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:

Land	\$ 602,200.00
Improvements	<u>2,408,800.00</u>
Total	\$3,011,000.00

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

**DATED/MAILED** this 27<sup>th</sup> day of March, 2003.

This decision was put on the record

March 26, 2003

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

**BOARD OF ASSESSMENT APPEALS**

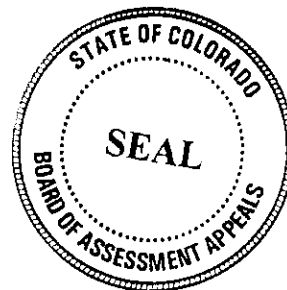
*Karen E Hart*

Karen E. Hart

*Debra A. Baumbach*

Debra A. Baumbach

*James E. Mogan*  
James E. Mogan



BOARD OF ASSESSMENT APPEALS  
STATE OF COLORADO

Docket Number: 39726  
County Schedule Number: 202174  
STIPULATION (As To 2001 Tax Year Actual Value)

Jordan Perlmutter & Company  
Petitioner,

vs.

Jefferson County Board of Equalization,  
Respondent.

Petitioner(s) and Respondent hereby enter into this Stipulation regarding the tax year 2001 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:

Sears Homelife Store  
8055 W. Bowles Ave.  
Littleton, Co, 80123

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

3. The County Assessor originally assigned the following actual value to the subject property for tax year 2001 :

Land	\$ <u>662,500</u>
Improvement	\$ <u>2,649,800</u>
Total	\$ <u>3,312,300</u>

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

Land	\$ <u>662,500</u>
Improvement	\$ <u>2,649,800</u>
Total	\$ <u>3,312,300</u>

5. After further review and negotiation, Petitioner(s) and Board of Equalization agree to the following tax year 2001 actual value for the subject property:

Land	\$ <u>602,200</u>
Improvement	\$ <u>2,408,800</u>
Total	\$ <u>3,011,000</u>

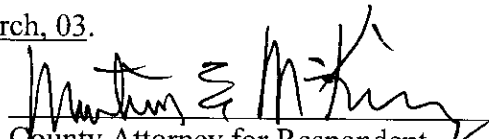
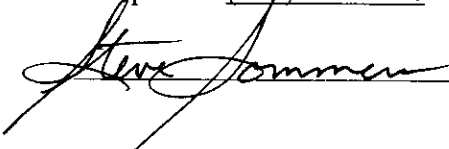
6. The valuation, as established above, shall be binding only with respect to tax year 2001.
7. Brief narrative as to why the reduction was made:  
Value was adjusted based on subject property 's actual rent.
8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on April 9,2003 (date) at 8:30 (time) be vacated; or, a hearing has not yet been scheduled before the Board of Assessment Appeals \_\_\_\_ (check if appropriate).

DATED this 17th day of March, 03.

Steve Sommers  
Petitioner(s) ~~or Attorney~~

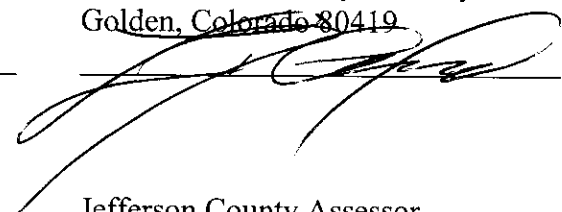
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County Attorney for Respondent,  
Board of Equalization

Address:  
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Jefferson County Assessor

Address:  
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Docket Number 39726  
Schedule Number 202174