

<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>LAKWOOD UNION SQUARE LLC,</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: Lisa M. Knight Knight &amp; Associates, Inc.</p> <p>Address: 12873 West 3<sup>rd</sup> Place Lakewood, CO 80228-1301</p> <p>Phone Number: 303-830-8766</p>	<p><b>Docket Number: 39739</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.: 183322**

**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	\$1,150,000.00
Improvements	<u>\$4,600,000.00</u>
Total	\$5,750,000.00

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 records accordingly.

**DATED/MAILED** this 22<sup>nd</sup> day of November, 2002.

This decision was put on the record

November 21, 2002

**BOARD OF ASSESSMENT APPEALS**

Karen E Hart

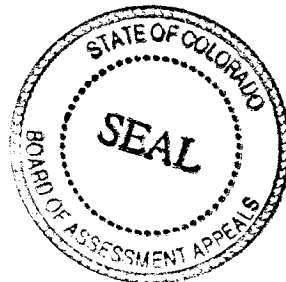
Karen E. Hart

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

Judy A. Venable  
Judy A. Venable



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**BOARD OF ASSESSMENT APPEALS  
STATE OF COLORADO**

Docket Number: 39739  
County Schedule Number: 183322

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

Lakewood Union Square LLC  
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:  
137 Union Boulevard, 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 2001 :

Land	\$1,471,800
Improvement	\$5,887,100
Total	\$7,358,900

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

Land	\$1,245,360
Improvement	\$4,981,440
Total	\$6,226,800

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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	\$1,150,000
Improvement	\$4,600,000
Total	\$5,750,000

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:  
Consideration given to the actual income and expense information provided. Further, the physical condition of the property on 1-1-01 is considered in the stipulated value.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on December 13, 2002 at 8:30 am be vacated.

DATED this 14th day of November 2002.

*Ruth M Knight*  
Petitioner(s) or Attorney agent

*Ruby W O...*  
County Attorney for Respondent  
Board of Equalization

Address:  
*Knight & Associates, Inc*  
*12873 W. 3rd Pl*  
*Lakewood Co 80228*  
Telephone: *303/830-8766*

Address:  
100 Jefferson County Parkway  
Golden, Colorado 80419  
Telephone: \_\_\_\_\_

*[Signature]*  
Jefferson County Assessor

Address:  
100 Jefferson County Parkway  
Golden, Colorado 80419-2500

Docket Number 9739  
Schedule Number 183322

Telephone: 303-271-8654