

<p>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203</p> <hr/> <p>Petitioner:</p> <p>CHURCH RANCH BUSINESS CENTER III, 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: Isaacson, Rosenbaum, Woods & Levy, P.C. Address: 633 17th Street, Suite 2200 Denver, CO 80202 Phone Number: (303) 292-5656 E-mail: Attorney Registration No.:</p>	<p>Docket Number: 39751</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.: 430936

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	\$ 874,900.00
Improvements	<u>\$3,499,400.00</u>
Total	\$4,374,300.00

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 2nd day of July, 2002.

This decision was put on the record

July 1, 2002

BOARD OF ASSESSMENT APPEALS

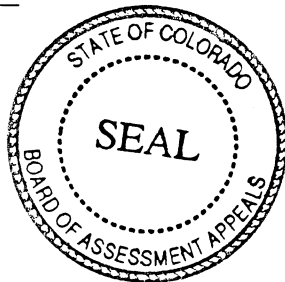
Karen E. Hart
Karen E. Hart

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 39751



BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO

Docket Number: **39751**
County Schedule Number: **430936 / 437191**

STIPULATION (As To Tax Year 2001 Actual Value)

Church Ranch Business Center III, 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:
Office land and improvements at 7403 Church Ranch Boulevard, Westminster, Colorado
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	\$ 1,162,400
Improvement	\$ <u>4,649,500</u>
Total	\$ 5,811,900

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

Land	\$ 1,123,000
Improvement	\$ <u>4,491,800</u>
Total	\$ 5,614,800

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APPEALS
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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	\$ 874,900
Improvement	<u>\$3,499,400</u>
Total	\$4,374,300

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:

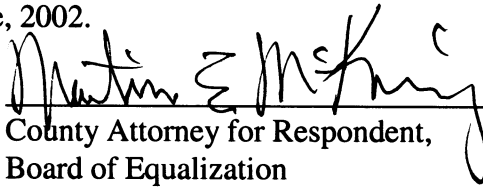
The actual income and expenses for the property support an adjustment to market value.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on July 23, 2002 at 1:00 P.M., be vacated; or, a hearing has not yet been scheduled before the Board of Assessment Appeals ____ (check if appropriate).

DATED this 18th day of June, 2002.

ISAACSON, ROSENBAUM, WOODS
& LEVY, P.C.

By 
Petitioner(s) or Attorney
NEIL B. OBERFELD, Reg. No. 16992

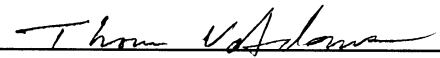

County Attorney for Respondent,
Board of Equalization

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Telephone: _____


County Assessor

Address:
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Golden, Colorado 80419-2500

Telephone: 303-271-8654

Docket Number **39751**
Schedule Number **430936 / 437191**