

<p>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203</p> <hr/> <p>Petitioner:</p> <p>SECTION 14 DEVELOPMENT CO/ BABY SUPERSTORE, INC.,</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</p> <p>Address: 8005 South Chester Street #340 Englewood, Colorado 80112</p> <p>Phone Number: 303-347-1878</p>	<p>Docket Number: 39858</p>
<p style="text-align: center;">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.: 421219

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	\$ 680,000.00
Improvements	<u>2,720,000.00</u>
Total	\$3,400,000.00

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 25th day of April, 2003.

This decision was put on the record

April 23, 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

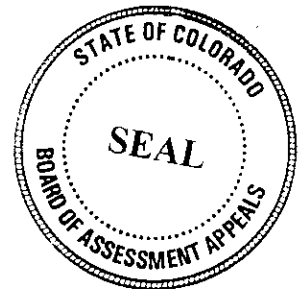
Karen E Hart

Karen E. Hart

Debra A. Baumbach

Debra A. Baumbach

James E. Mogan
James E. Mogan



BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO

Docket Number: 39858
County Schedule Number: 421219

STIPULATION (As To Tax Year 2001 Actual Value)

Section 14 Development Co./Baby Superstore Inc.
Petitioner,

vs.

Jefferson County Board of Equalization,
Respondent.

03 APR 29 AM 11:57
CLERK OF DISTRICT COURTS
JEF. COUNTY

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:
Baby Superstore
5142 S. Wadsworth Blvd.
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>\$ 792,900</u>
Improvement	<u>\$3,171,400</u>
Total	<u>\$3,964,300</u>

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

Land	<u>\$ 792,900</u>
Improvement	<u>\$3,171,400</u>
Total	<u>\$3,964,300</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>\$ 680,000</u>
Improvement	<u>\$2,720,000</u>
Total	<u>\$3,400,000</u>

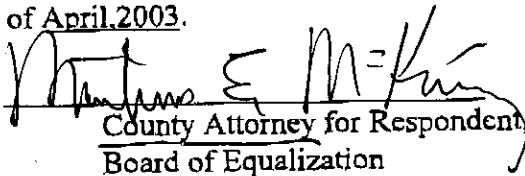
6. The valuation, as established above, shall be binding only with respect to tax year 2001.

7. Brief narrative as to why the reduction was made:
Actual rent for subject property indicated lower value.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on May 20, 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 9TH day of April, 2003.

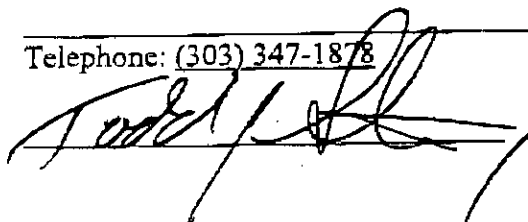
Stevens + Associates Inc.
Petitioner(s) or Attorney

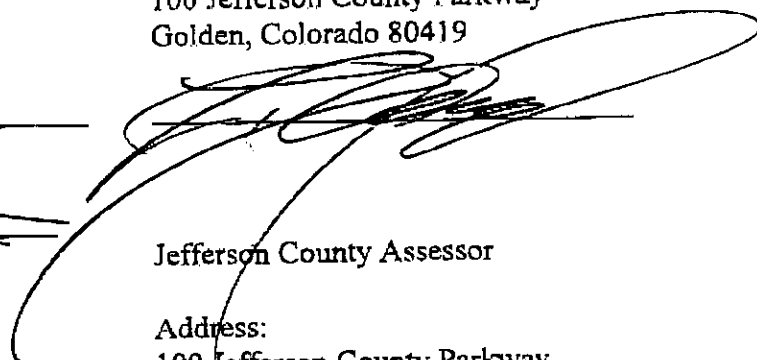

County Attorney for Respondent
Board of Equalization

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Golden, Colorado 80419

Telephone: (303) 347-1878





Jefferson County Assessor

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

Docket Number 39858
Schedule Number 421219

Telephone: (303) 271-8653