

<p>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203</p> <hr/> <p>Petitioner:</p> <p>ROK PROPERTIES I LLP,</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.</p> <p>Address: 7950 S. Lincoln St. #110 Littleton, CO 80122</p> <p>Phone Number: (303) 347-1878</p> <p>Attorney Reg. No.:</p>	<p>Docket Number: 39860</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.: 059393

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	\$172,800.00
Improvements	\$691,200.00
Total	\$864,000.00

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 27th day of November, 2002.

This decision was put on the record

November 26, 2002

BOARD OF ASSESSMENT APPEALS

Karen E Hart

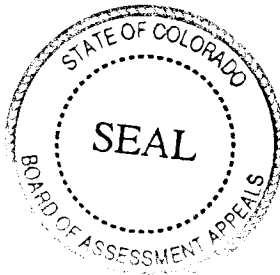
Karen E. Hart

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. Lowenthal
Penny S. Lowenthal



BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO

Docket Number: 39860
County Schedule Numbers: 059393

STIPULATION (As To Tax Year 2001 Actual Value)

ROK Properties I LLP
Petitioner,

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 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 improved property subject to this Stipulation is described as follows:
Office land and improvements at 1075 S. Yukon Street, Lakewood, 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	\$ 327,100
Improvement	\$ <u>1,308,200</u>
Total	\$ 1,635,300

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

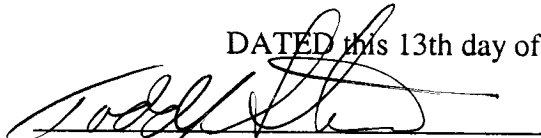
Land	\$ 292,000
Improvement	\$ <u>1,168,000</u>
Total	\$ 1,460,000

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	\$172,800
Improvement	<u>\$691,200</u>
Total	\$864,000

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:
The adjusted value is supported by the actual income of the property.
8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on December 11, 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).

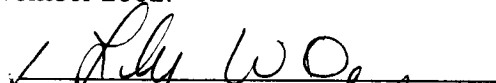
DATED this 13th day of November 2002.



Petitioner(s) or Attorney

Address:
7950 S. Lincoln, Suite 110
Littleton, CO 80122

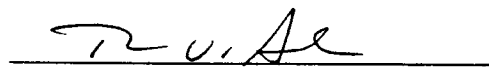
Telephone: 303-347-1878



County Attorney for Respondent,
Board of Equalization

Address:
100 Jefferson County Parkway
Golden, Colorado 80419

Telephone: _____



County Assessor

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

Docket Number 39860
Schedule Numbers 059393

Telephone: 303-271-8658