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| <p>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203</p> <hr/> <p>Petitioner:</p> <p>WEST SIXTH AVENUE, 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: Licht & Company Address: 250 Bryant Street Phone Number: (303) 575-9305 Attorney Reg. No.:</p> | <p>Docket Number: 39870</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.: 110235

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

3. The parties agreed that the 2001 actual value of the subject property should be reduced to:

| | |
|--------------|-----------------------|
| Land | \$ 960,000.00 |
| Improvements | <u>\$3,840,000.00</u> |
| Total | \$4,800,000.00 |

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 20th day of December, 2002.

This decision was put on the record

December 19, 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

Penny S. Lowenthal
Penny S. Lowenthal

Debra A. Baumbach
Debra A. Baumbach



BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO

Docket Number: 39870
County Schedule Number: 110235

STIPULATION (As To Tax Year 2001 Actual Value)

West Sixth Avenue, 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:
Retail Building
11111 West Sixth Avenue
Lakewood, Colorado 80215
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>\$ 1,003,500</u> |
| Improvement | <u>\$ 4,013,900</u> |
| Total | <u>\$ 5,017,400</u> |

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

| | |
|-------------|---------------------|
| Land | <u>\$ 1,003,500</u> |
| Improvement | <u>\$ 4,013,900</u> |
| Total | <u>\$ 5,017,400</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>960,000</u> |
| Improvement | \$ <u>3,840,000</u> |
| Total | \$ <u>4,800,000</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:
Excess vacancy during the base period.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on January 7, 2003 (date) at 1:00 (time) be vacated; or, a hearing has not yet been scheduled before the Board of Assessment Appeals ____ (check if appropriate).


DATED this 12th day of December, 2002.

Licht & Company 
Petitioner(s) or Attorney

Address:
250 Bryant Street
Denver, Colorado 80219

Telephone: (303) 575-9305

Docket Number 39870
Schedule Number 110235


County Attorney for Respondent,
Board of Equalization

Address:
100 Jefferson County Parkway
Golden, Colorado 80419

Telephone: _____


Jefferson County Assessor

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

Telephone: 303-271-8653