

<p>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203</p> <hr/> <p>Petitioner:</p> <p>ARVADA PLAZA RETAIL 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: Daniel R. Bartholomew Address: 2121 S. Oneida St., Suite 600 Denver, CO 80224 Phone Number: (303) 757-1799 E-mail: Attorney Registration No.:</p>	<p>Docket Number: 39880</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.: 109635

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	\$1,110,400.00
Improvements	<u>\$4,441,600.00</u>
Total	\$5,552,000.00

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 15th day of August, 2002.

This decision was put on the record

August 14, 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: 39880



BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO

Docket Number: 39880
County Schedule Number: 109635

STIPULATION (As To Tax Year 2001 Actual Value)

Arvada Plaza Retail 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:
Arvada Plaza Shopping Center
9212 West 58th Ave.
Arvada Co. 80002
2. The subject property is classified as commercial property. (what type).
3. The County Assessor originally assigned the following actual value to the subject property for tax year 2001 :

Land	<u>\$1,235,300</u>
Improvement	<u>\$4,941,200</u>
Total	<u>\$6,176,500</u>

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

Land	<u>\$1,235,300</u>
Improvement	<u>\$4,941,200</u>
Total	<u>\$6,176,500</u>

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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	<u>\$1,110,400</u>
Improvement	<u>\$4,441,600</u>
Total	<u>\$5,552,000</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:
After review of actual income information, value was adjusted.
8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on August 28th (date) at 8:30 (time) be vacated; or, a hearing has not yet been scheduled before the Board of Assessment Appeals ____ (check if appropriate).

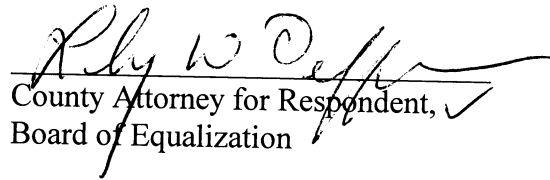
DATED this 7th day of August, 2002.

Dan Bartholomew #16772
Petitioner(s) or Attorney



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Denver, Co. 80224
Telephone: (303) 757-1799


Docket Number 39880
Schedule Number 109635



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

Telephone: 303-271-8653