

<p>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203</p> <hr/> <p>Petitioner:</p> <p>LAKESIDE HOLDING LLC,</p> <p>v.</p> <p>Respondent:</p> <p>JEFFERSON COUNTY BOARD OF COMMISSIONERS.</p>	
<p>Attorney or Party Without Attorney for the Petitioner:</p> <p>Name: Bridge & Associates Address: P.O. Box 280367 Lakewood, CO 80228 Phone Number: (303) 237-6997</p>	<p>Docket Number: 40406</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.: 414377

Category: Refund/Abatement **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	\$1,642,840.00
Improvements	<u>\$6,571,360.00</u>
Total	\$8,214,200.00

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.

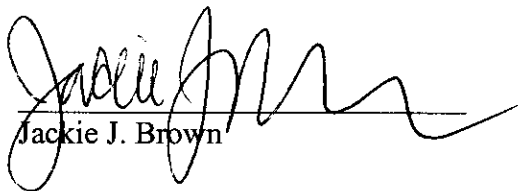
The Jefferson County Assessor is directed to change his/her records accordingly.

DATED/MAILED this 5th day of September, 2003.

This decision was put on the record

September 4, 2003

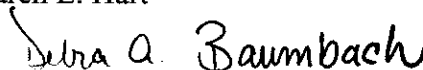
I hereby certify that this is a true and correct copy of the decision of the Board of Assessment Appeals


Jackie J. Brown

BOARD OF ASSESSMENT APPEALS



Karen E. Hart



Debra A. Baumbach



BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO

Docket Number: 40406
County Schedule Number: 414377

STIPULATION (As To Tax Year 2001 Actual Value)

Lakeside Holdings, LLC
Petitioner,

vs.

Jefferson County Board of County Commissioners
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:
An office complex located at 4704 Harlan Street, Wheat Ridge, Colorado.
2. The subject property was classified as Commercial property.
3. The County Assessor originally assigned the following actual value to the subject property for tax year 2001 :

Land	\$ 1,853,900
Improvement	<u>\$ 7,145,400</u>
Total	\$ 8,999,300

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

Land	\$ 1,853,900
Improvement	<u>\$ 7,145,400</u>
Total	\$ 8,999,300

5. After further review and negotiation, Petitioner(s) and the Board of County Commissioners agree to the following tax year 2001 actual value for the subject property:

Land	\$ 1,642,840
Improvement	\$ <u>6,571,360</u>
Total	\$ 8,214,200

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:

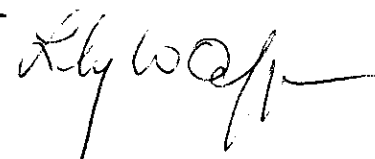
Actual income information that was provided by the property owner indicates a lower value.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on September 8, 2003 at 3:00 P.M. be vacated; or, a hearing has not yet been scheduled before the Board of Assessment Appeals ____ (check if appropriate).

DATED this 21st day of August, 2003.

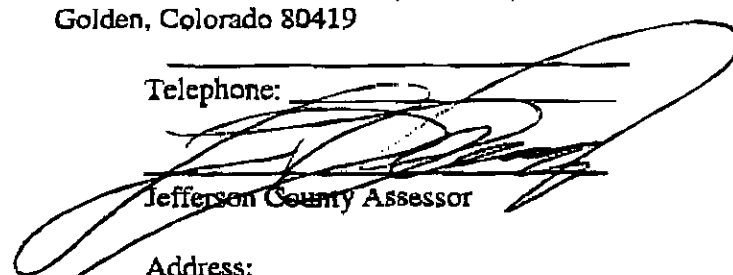
Greg Evans
Petitioner(s) or Attorney


County Attorney for Respondent,
Board of County Commissioners



Address:
Bridge & Associates
P.O. Box 280367
820 Simms St., Suite 12
Golden, Colorado 80401-4472
Telephone: (303)237-6997

Address:
100 Jefferson County Parkway
Golden, Colorado 80419

Telephone:

Jefferson County Assessor

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

Docket Number 440406
Schedule Number 414377

Telephone: 303-271-8658